

**LETTER OF JUSTIFICATION
THE DISTRICT**
Site Plan Application
August 15, 2024

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan application for a project known as THE DISTRICT for the development of 18,000 square feet of office / flex space. The subject properties are approximately 3.37 acres in size and are located south of Okeechobee Road and West of McNeil Road in Fort Pierce, Florida. The subject parcel information is identified below.

Parcel ID	Parcel Address	Acreage	FLU	Zoning
2419-241-0001-010-7	McNeil Rd	2.91	GC	C-3
2419-244-0035-000-6	2591 McNeil Rd	0.46	GC	C-3
Total Acres:		3.37		

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels are approximately 3.37 acres. The applicant is proposing approximately 18,000 square feet of office / flex space development. The subject properties have a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial (C-3) Zoning District. A Pre-Application meeting with the City of Fort Pierce Planning & Zoning staff was held on July 10th, 2024.

North of this property are parcels occupied by a bank and car wash. These parcels are located in the General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning Districts.

To the east of the properties lies the right-of-way of McNeil Road followed by vacant undeveloped land. The closest of these vacant parcels is approximately 4.88 acres and is located in the General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning District.

To the south of the properties lies Canal No. 38 which is owned by North St. Lucie River Water Control District (NSLRWCD). Beyond this is a 1-acre parcel with a Future Land Use of Office (OP) and a Zoning Designation of Office Commercial (C-1). Additionally, this parcel is surrounded by undeveloped single-family lots.

Located to the west of the subject site are a number of commercial parcels which are occupied by a restaurant, doctors office, and gas station. These parcels fall within the

General Commercial (GC) Future Land Use and General Commercial (C-3) Zoning District.

SITE PLAN REQUIREMENTS

Section 125-313. identifies the requirements for a Major Site Plan Application. The attached site plan meets all of the requirements of Section 125-313.

SITE PLAN SUFFICIENCY CHECKLIST

Most of the items required for site plan approval are included as part of this submittal.

1. This application is being uploaded electronically through fortpierce-energovweb.tylerhost.net
2. Because this is a formal submittal of the site plan application, a written response has not been included.
3. Renderings of on-site signage will be provided prior to Planning Board approval.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

Z:\EDC-2024\24-158 - Mason - 2591 McNeil Road Flex\ENGINEERING\Documents\Submittal Documents\Justification Statement\2024-08-15_Mason_THE_DISTRICT_Narrative.docx

City of Fort Pierce Planning and Zoning
100 N U.S. Highway 1
Fort Pierce, FL 34950

RE: The District Flex Space located at McNeil and Okeechobee Blvd

Architectural Narrative

The District is a flex office / warehouse project that has been designed to complement the neighboring properties with modern clean architectural elements. The east facade of the buildings are predominantly storefront to complement the retail feel of the area. The storefront bays have raised elements to define the entrances and provide signage opportunities for the users. The buildings will have contrasting colored canopies to provide protection from the elements and architectural relief. There will also be lap siding score lines to add architectural detail. The high quality concrete and metal joist construction will be softened by adding creative painted murals on the side walls. All HVAC equipment will be located on the roof and screened by parapet walls on all four sides. There are large green areas that serve as retention for the storm drainage and ample sidewalks providing connectivity.

Below are some photographs of the neighboring buildings.

SouthState Bank – neighbor to the north







Sincerely,

Harold Tuttle
561-860-2905

Color Board

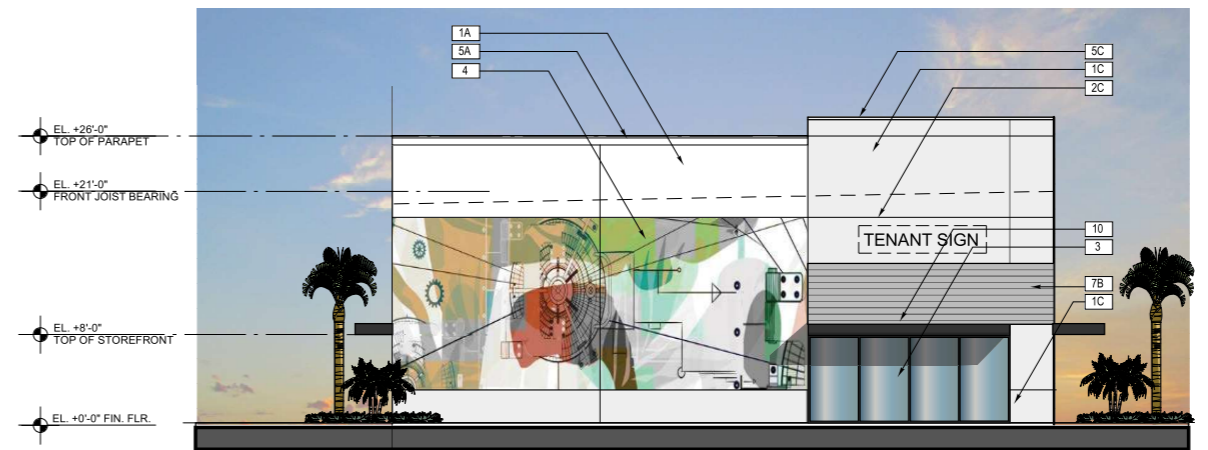
Please see color and materials board included as part of the attached building elevations.



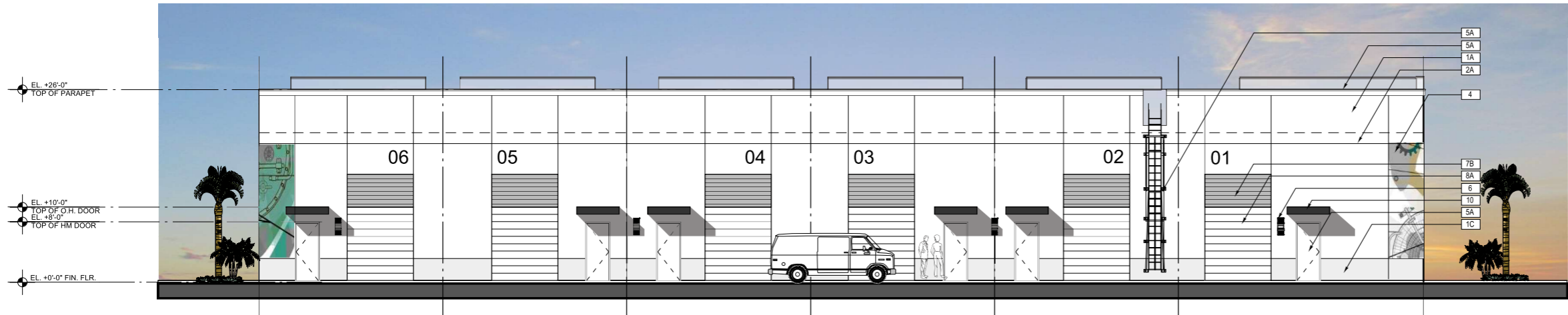
FRONT ELEVATION
1/8" = 1'-0"



SIDE INTERIOR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



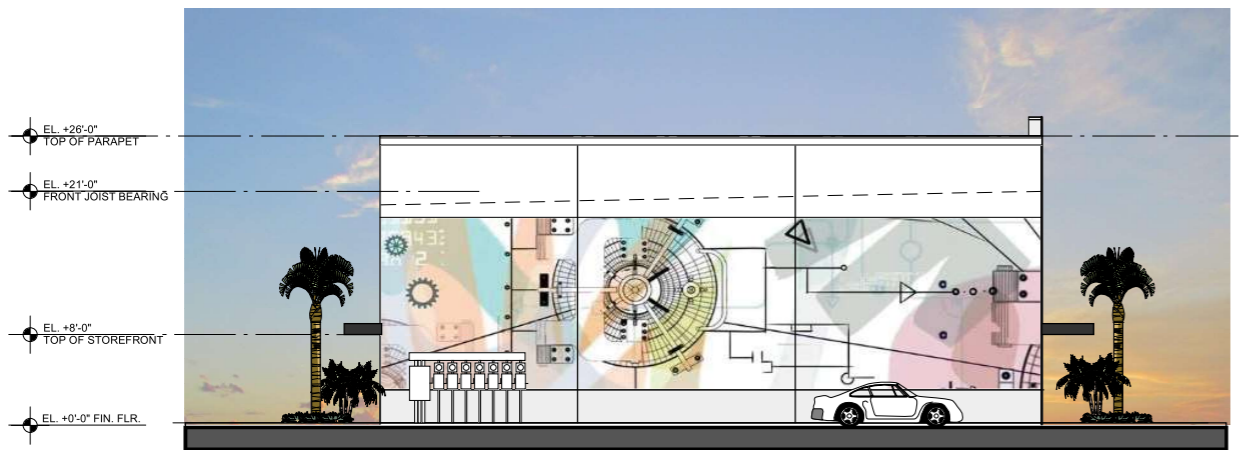
REAR ELEVATION
1/8" = 1'-0"

MATERIAL SCHEDULE		
MK	Material	Finish
1	CEMENT PLASTER	PAINT - LIGHT TEXTURED FINISH
2	SCORE LINE - 1/2" D X 1/2" W MIN.	PAINT
3	ALUM & GLASS STOREFRONT	DARK BRONZE - GLASS - CLEAR
4	CUSTOM MURAL	PAINT
5	METAL	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	BLACK FINISH
7	HORIZONTAL SCORE LINE PATTERN	PAINT
8	ROLL-UP DOOR	PAINT
9	ALUMINUM DOWNSPOUT	PAINT TO MATCH ADJACENT WALL
10	METAL CANOPY	PRE-FINISHED BLACK
11		
12		
A	SHERWIN WILLIAMS	OFF WHITE
B	SHERWIN WILLIAMS	MEDIUM GRAY
C	SHERWIN WILLIAMS	LIGHT GRAY
D		
E		
F		

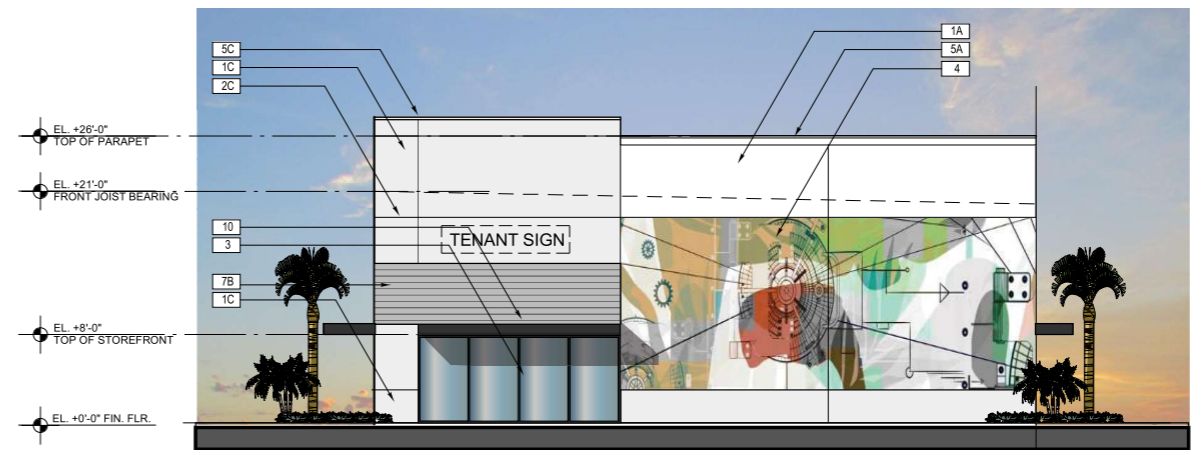
REVISIONS	DATE



FRONT ELEVATION
1/8" = 1'-0"



SIDE INTERIOR ELEVATION
1/8" = 1'-0"



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REAR ELEVATION
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E		
F		

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	7/16/24
Scale	AS NOTED
Drawn	HT
Job	2024-15
Sheet	A3.02
Of	XX Sheets



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial (Car Wash / Bank)	GC	C-3
South	Single-Family (Detached Dwelling Unit)	OP	C-1
East	Undeveloped	GC	C-3
West	Commercial (Restaurant / Self Storage)	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	N/A	3.37	X
**Proposed	No Change	No Change	N/A	3.37	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day 0.125 X 18,000 = 2,250 gpd
**Change in Demand	Total gallons per day 2,250 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day 0.1 x 18,000 = 1,800 gpd
**Change in Demand	Total gallons per day 1,800 gpd

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A		
Urban District	5 acres per 1,000 people	N/A		
Community	2.5 acres per 1,000 people	N/A		
Neighborhood	1.36 acres per 1,000 people	N/A		

D. Public Schools (Residential Classifications Only):			N/A
Single Family: (du x 0.405 = students/70% K-8/30% High)			N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High)			N/A
		K-8	High
School Name		N/A	N/A
City		N/A	N/A
Distance		N/A	N/A
Current Zoning/FLU	Enrollment	N/A	N/A
**Proposed Zoning/FLU	Enrollment	N/A	N/A
**Change in Demand		N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	Non-Residential
**Proposed Zoning/FLU	Non-Residential
*Change in Demand	N/A

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Storm water run-off from the project area will be collected in a series of inlets that are connected via underground pipes. The underground pipes convey the storm water to the existing swale and dry retention area that is located on the eastern side of the property. The dry retention will be expanded within the limits of existing drainage easement to provide treatment for the existing surrounding uses.
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III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	ITE Codes 150 / 710 - Warehouse / Office (C-3/GC)	40 AM / 33 PM PEAK HOUR TRIPS
**Proposed Zoning/FLU	No change in Zoning / Flu Proposed	No change in Zoning / FLU proposed
*Change in Demand	Trips	Trips Increase of 40 AM / 33 PM Peak Hour Trips
Impact to Capacity	Increase in flow of weekday traffic. No change in Zoning or FLU proposed.	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units: N/A Single Family: N/A Multifamily: N/A	
Non-residential (square footage): 18,000 SF	
Mixed-use (describe use): Proposed project consists of two (2) office/flex space buildings made totaling 18,000 SF.	
(If this is a single phase project, name it Phase I – Total) Single phase development	

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	N/A				
Single-family, attached	N/A				
Multi-family	N/A				
Other (specify)	N/A				

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Two (2) building office/flex space buildings	1	18,000	3.37	June, 2025	April, 2026

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? N/A
2. What is the current use of the structure to be demolished or re-used? N/A
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
- C. Exemptions Requested: NONE

** Complete section if requesting a change in zoning, future land use, or expanding

Context Photos – Neighborhood

Please see context photos included as part of the attached Architectural Narrative.

Context Photos – Subject Property

The subject site is undeveloped. As such context photos of the property are not included.



DESIGN REVIEW

Property Information

Property address or Location Parcels located east of McNeil Rd and South of Okeechobee Rd
 Parcel ID #(s) 2419-241-0001-010-7 & 2419-244-0035-000-6
 Project description Applicant is requesting approval of a development consisting of 18,000 SF of office / flex space

Centerstate Bank of Florida NA

Property Owner(s)

1101 1st Street South

Street Address

Winter Haven FL 33881

City State Zip

(863)-298-3664

Phone Number

mhill@southstatebank.com

Email Address

Connor Kennedy, Planner, Engineering Design & Construction

Applicant/Representative, Title, Company

10250 SW Village Parkway - Suite 201

Street Address

Port St. Lucie FL 34987

City State Zip

(772)-462-2455

Phone Number

connorkennedy@edc-inc.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Connor Kennedy (Authorized Agent)
 Property Owner(s) Signature(s)

For owner signature please see attached Agent Authorization Form

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>



March 26, 2024 - Revised

Mason Development & Construction
Attn: Craig R. Mason
224 Chimney Corner Lane
Jupiter, FL 33458

VIA Email: cmason@masondc.com

Reference: **Environmental Assessment**
3.29 acres - McNeil Rd
St. Lucie County, Florida

Parcel ID	Parcel Address	Acreage
2419-244-0035-000-6	2591 McNeil Rd	0.46
2419-241-0001-010-7	McNeil Rd	2.91
Total Acres:		3.37

Dear Mr. Mason,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to St. Lucie County land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Doug Schramm

Doug Schramm
Environmental Scientist



ENVIRONMENTAL ASSESSMENT

Parcel ID's:
2419-244-0035-000-6
2419-241-0001-010-7
2591 McNeil Rd – 3.37 acres
St. Lucie County, Florida

Date: December 22, 2023
Project # 23-380

Prepared For:
Mason Development & Construction
Attn: Craig Mason
224 Chimney Corner Lane
Jupiter, FL 33458

Cmason@masondc.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

SITE DESCRIPTION:

The subject property evaluated as part of this Environmental Assessment consists of two (2) tax parcels (Parcel ID # 2419-244-0035-000-6; 2419-241-0001-010-7) comprised a total of 3.37 acres. Both parcels are classified by the St. Lucie County Property Appraiser as vacant commercial (land use code 1000). The subject property is located on the west side of McNeil Rd and south of Okeechobee Rd within the municipal boundary of the City of Ft. Pierce, FL. The subject property has a Future Land Use designation of General Commercial (GC) and a zoning designation of General Commercial (C-3). The subject property is further located within Section 19, Township 35 South and Range 40 East, Ft. Pierce, Saint Lucie County.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 19, 2023 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that the subject property does contain native upland habitat associations. The historical land uses on the subject property are not consistent with the surrounding area being dominated by commercial practices including a restaurant, car wash, and bank. The larger property has primarily been vacant and the smaller property appears to have been once utilized as a single-family dwelling in the 1990's and to mid-2000's. Since the mid-2000's and beyond, the dwelling unit has been demolished and no further development has occurred on the property. The smaller property is dominated by a combination of Live Oaks, Pine Trees and cabbage Palms and exotic vegetation. The larger property has remained cleared with the only development activity consisting of the excavation of a dry retention area at the SW portion of the property.

The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Land Use Cover Classification (FLUCCS), and Florida's water management districts. The following FLUCCS codes were identified onsite; Exotic Plants, 1112 Mixed Hardwoods, 1810 Mowed grass, 4220 Ditch/Artificial Stream, and 3250 Stormwater treatment area. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite.

Common Name	Species Name
Slash Pine	<i>Pinus elliotii</i>
Sabal Palm	<i>Sabal palmetto</i>
Live Oak	<i>Quercus virginiana</i>
Brazilian Pepper**	<i>Schnius terebinthifolia</i>
Carrotwood**	<i>Cupaniopsis anacardioides</i>
Cogon Grass**	<i>Imperata cylindrica</i>

*Nuisance Vegetation
**Exotic/Invasive Vegetation

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

Exotic Plants (7000): Upland and wetland areas dominated by non-native trees that were planted or have escaped and invaded native plant communities. These exotics include melaleuca, Australian Pine, Brazilian Pepper, and eucalyptus. This class includes sites known to be vegetated by non-native but for which the actual species composition could not be determined.

Mixed Hardwoods (1112): This is a hardwood community in which no single species or species group appears to achieve a 66 percent dominance of the canopy. This class of hardwoods includes any combination of large and small hardwood tree species none of which can be identified as dominating the canopy. (FLUCCS) This classification is the only native plant association on the property.

Mowed Grass (1810): These are non-urban upland communities where the predominant vegetative cover is very low growing grasses and forbs. This very early successional category includes all sites with herbaceous vegetation during the time period between bare ground, and the shrub and brush stage. It also includes areas that may be maintained in this stage through periodic mowing, such as along dikes or levees.

Ditch/Artificial Stream (4220): Aquatic community of an artificial waterway constructed for drainage or irrigation of adjacent lands. Water levels either fluctuate in response to variations in precipitation and groundwater levels, or water levels are artificially controlled. The sides of ditches are often vegetated, with grasses and sedges usually dominant. (NYNHP)

Stormwater Treatment Area (3250): Impoundments constructed primarily to retain or treat stormwater.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. The property did not have an area that met the state definition and thus EDC did not delineate a wetland on the property.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species that are protected by a State or Federal agency. No gopher tortoises (a State of Florida protected species), their burrows, or signs (tracks, feces, etc.) were observed onsite.

No other state or federally listed plant/animal species or their critical habitat(s) were observed on site.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of typical regional soils including the following soil series:

Nettles Sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or longer in most years. Natural

vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar Fine Sand, Depressional- This soil is in wet depressions in the flatwoods and the soil is often ponded for six to nine months. The potential for cultivation is low without aggressive water management. Oldsmar sand is sandy, siliceous, poorly drained and slowly permeable sand. These soils are nearly level and found in broad areas of flatwoods and wet depressional areas. In most years the water stands above the surface for 6 to 9 months or more. These soils are saturated for long periods during the wet season. Natural vegetation includes sand weed, stillingia, longleaf threeawn, maidencane and sand cordgrass. The most common grasses are Florida threeawn and pineland threeawn. Water control measures are necessary to overcome excessive wetness. The potential for cultivation is low without aggressive water management. The soil is well suited for pasture and hay crops.

Wabasso Sand, 0 to 2% - This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

CITY OF FORT PIERCE:

The following section references the City of Fort Pierce Land Development Code that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black; interpretation and consultation will be will be in red.

Sec. 123-64. - Permit required.

- (a) *Tree removal permit. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit. But the following activities may be done without applying for a permit:*

Before further land clearing activities commence, a Tree Removal Permit must be obtained from the City of Fort Pierce. This will require the applicant to mark and locate any tree that is protected by the City of Ft. Pierce. The includes measuring the trees according to diameter at breast height (DBH) and creating a tree mitigation plan (if necessary). It should be noted that EDC did observe trees that would fit the definition of "protected" by the City of Ft. Pierce land development code.

Sec. 107-6. - Design requirements.

- (a) *Grading, erosion control practices, sediment control practices, and waterway crossings shall be adequate to prevent transportation of sediment from the site to the satisfaction of city engineer. Cut and fill slopes shall be no greater than 4:1 to meet city environmental objectives.*

- (b) Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer.*
- (c) Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.*

In addition to a Tree Removal Permit, a Sediment and Erosion Control Plan must be established. This plan should identify control measures, and sensitive habitat (GopherTortoises) that may be affected

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two (2) tax parcels (Parcel ID # 2419-244-0035-000-6; 2419-241-0001-010-7) comprised of 3.37 acres. The property is classified by the St. Lucie County Property Appraiser as Commercial Class I (land use code 1000). The subject property is located on the west side of McNeil Rd and south of Okeechobee Rd within the City of Ft. Pierce, FL. The subject property has a Future Land Use designation of General Commercial (GC) and a zoning designation of General Commercial (C-3).

EDC, Inc. staff visited the property on December 19, 2023 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

It is the opinion of EDC that the subject property does contain native upland habitat.

The following FLUCCS codes were identified onsite; 7000 – Exotic Plants, 4220 – Ditch/Artificial Stream, 1112 – Mixed Hardwoods, 1810 Mowed Grass, and 3250 – Stormwater Treatment Areas.

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site.

One dry retention/detention area was located at the southwest corner of the larger subject property. Based off of historical imagery, the retention/detention area was created in 2004 and later in 2014 additional development activity occurred to the drainage system. Per the South Florida water Management District Environmental Resource Standard Permit No. 56-02366-P-02, there are four separate parcels that are part of the common surface water management system to serve the entire site. The smaller single-family site was not included in the design of the stormwater management system (See attached SFWMD ERP). It appears the parcel is currently in compliance with the permit, but a modification to the parcel will require a modification to the permit.

A Tree Inventory and/or survey will be required prior to obtaining a Vegetation Removal Permit. Trees with DBH of 14 inches or greater are protected and will require mitigation if the site plan requires for removal of all native trees.

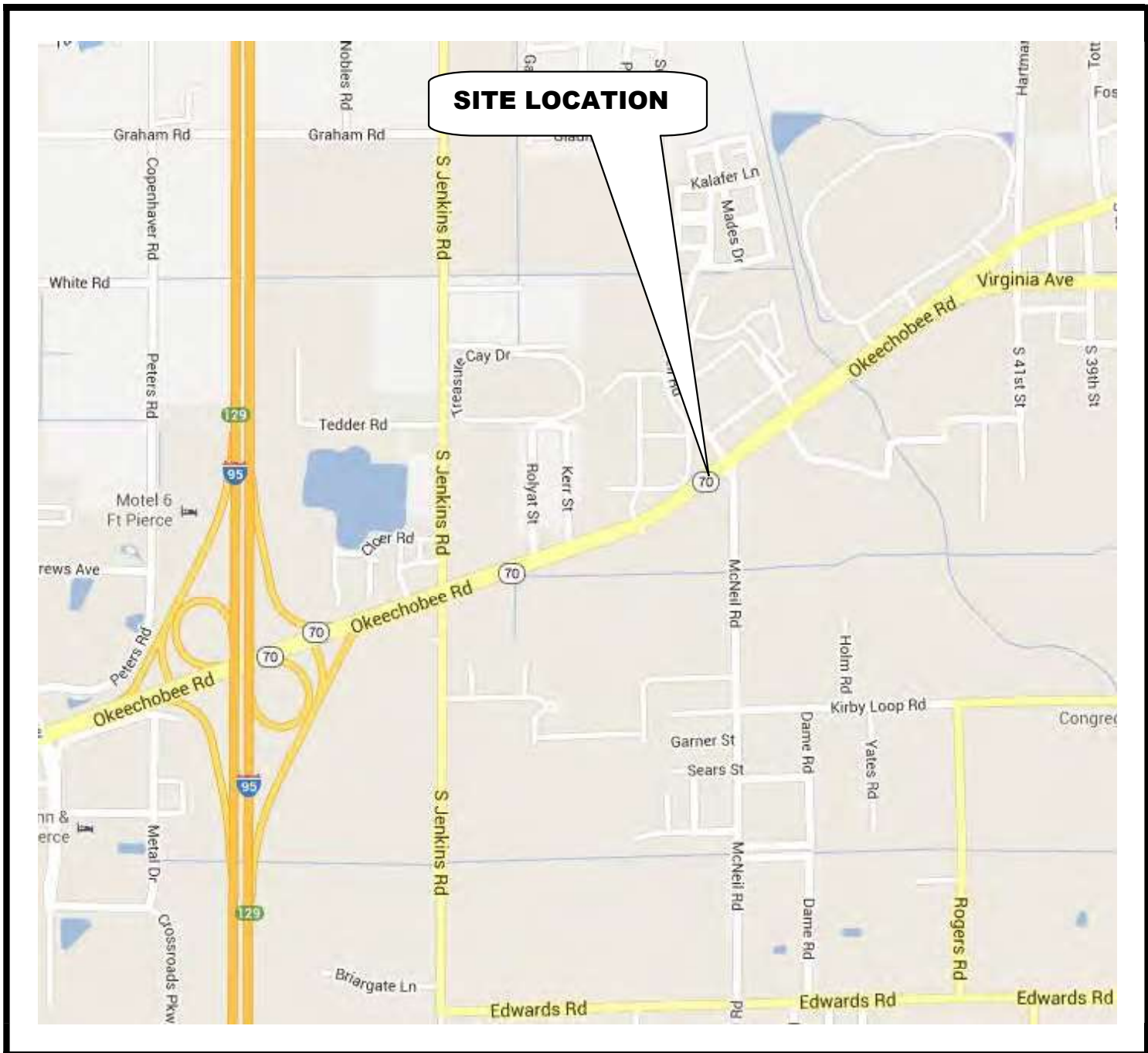
It is the professional opinion of EDC that approximately .50 acre of cropland/pasture is located onsite. In addition, trees meeting the “protected trees” criteria for the City of Fort Pierce were observed onsite.

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or signs (tracks, feces, etc.) were observed onsite.

No other state or federally listed plant/animal species or their critical habitat(s) were observed on site.

Drainage Plan

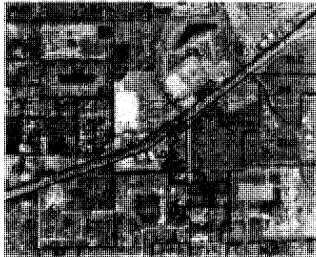
Please see drainage included as part of the attached Site Plan.



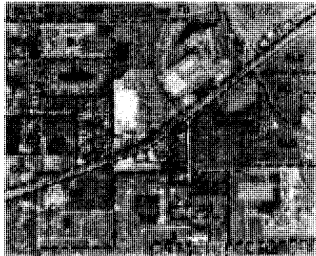
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(n.t.s.)

**CENTERSTATE BANK-FORT PIERCE
LOCATION MAP**

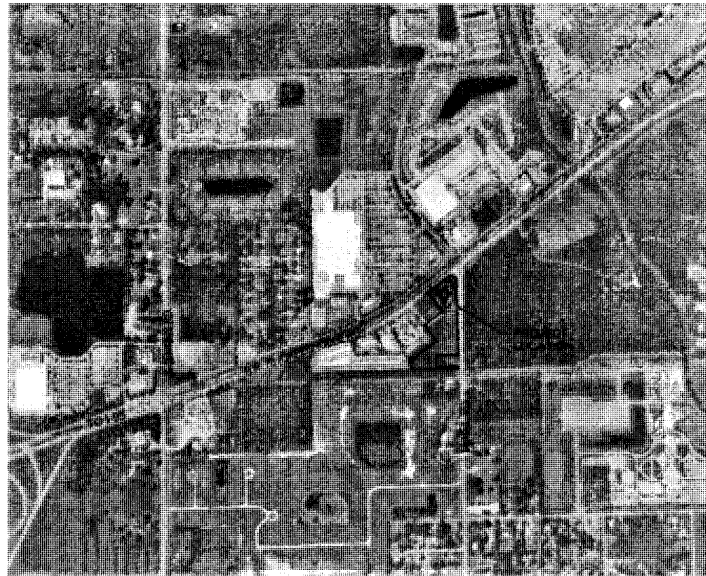
CenterState Bank - Fort Pierce Branch CONSTRUCTION PLANS FORT PIERCE, FLORIDA



ZONING MAP
NOT TO SCALE



FUTURE LAND USE MAP
NOT TO SCALE



VICINITY MAP
1" = 500'

SHEET INDEX

S-1 - S-3	BOUNDARY & TOPOGRAPHIC SURVEY
C-1	SITE PLAN
C-2	PAVING GRADING AND DRAINAGE PLAN
C-3	OVERALL DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	SECTIONS & PROFILES
C-6	PAVING, GRADING, AND DRAINAGE DETAILS
C-7	GENERAL UTILITY NOTES AND DETAILS
C-8	WATER AND WASTEWATER DETAILS
C-9	SEDIMENTATION & EROSION CONTROL PLAN

June 2013

CenterState Bank
855 21st Street
VERO BEACH, FL 32960

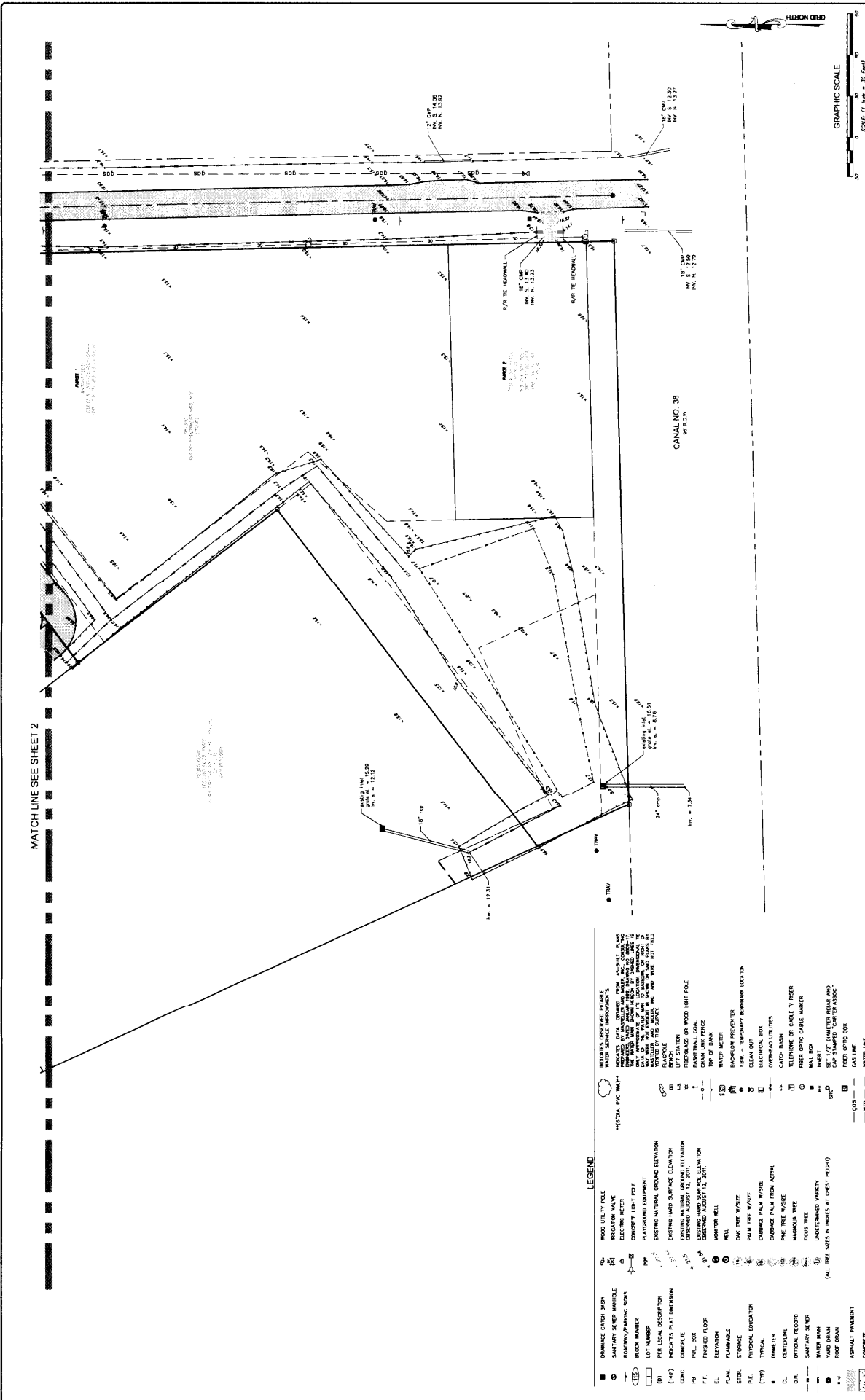
TEL (772) 295-0880

FAX (772) 295-0858

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

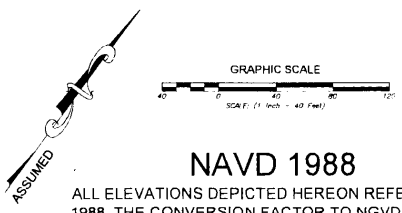
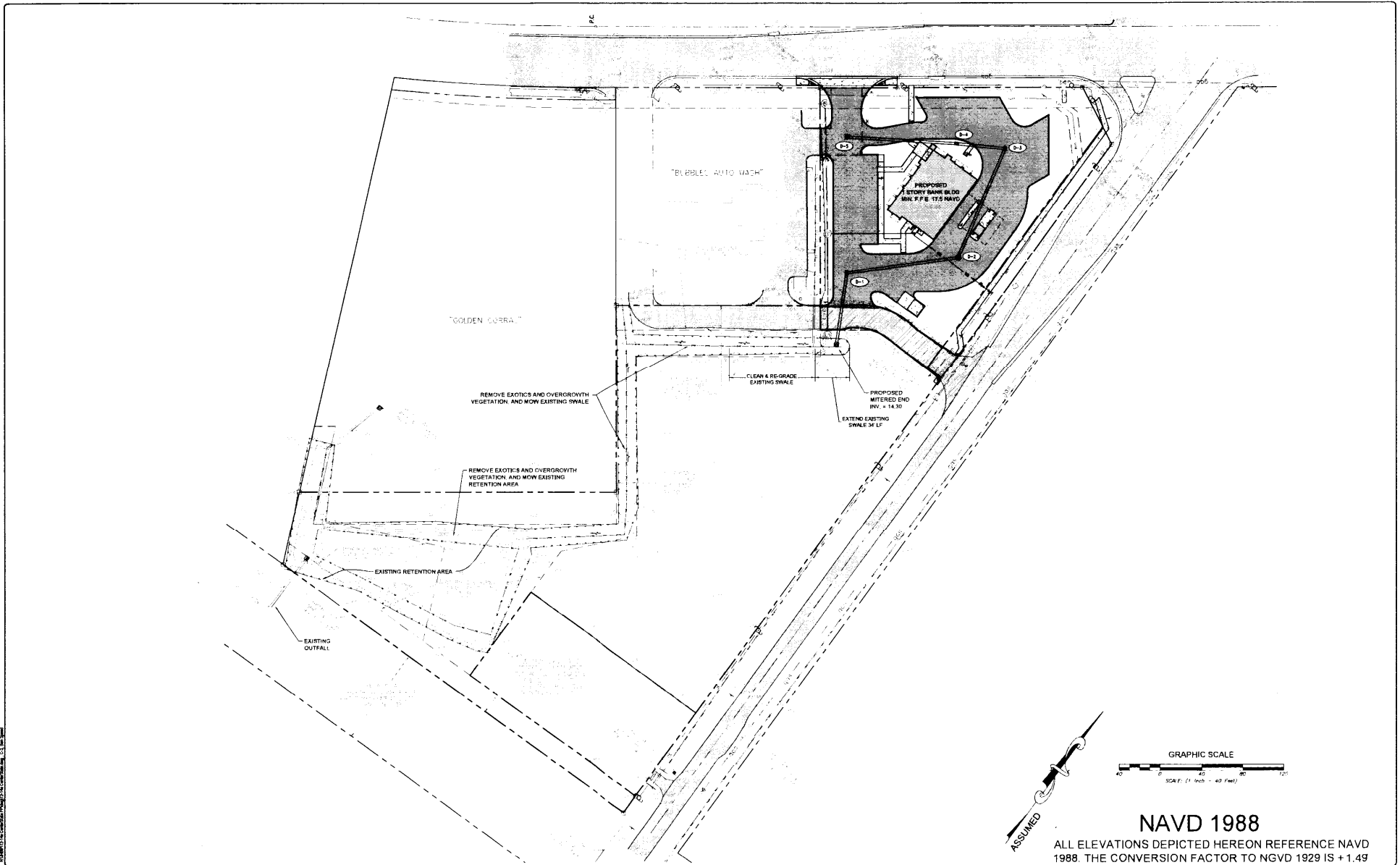
John H. Blum DATE
FLORIDA LICENSE No. 45813
CARTER ASSOCIATES, INC. CCA 209 / LB 205





BOUNDARY & TOPOGRAPHIC SURVEY SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST 5000 ONEECHOBBE ROAD FORT PIERCE, FLORIDA 34947-5226 TOPOGRAPHIC SURVEY	
SHEET 3 of 3 Date: 7/19/13	THIS SURVEY CONSISTS OF 3 SHEETS. ONE IS NOT VALID WITHOUT THE OTHERS.
CRITE: 10/10/02 PROJ. # 12-14E APD BY: EAC PLOT BY: KRN/KRN DATE: 12-14-02 REF. # P. 8 & 9 P. 17/18/19/20/21	CENTERSTATE BANK 855 21ST STREET VERO BEACH, FLORIDA 32980 TEL: (772) 862-1181 FAX: (772) 862-7180
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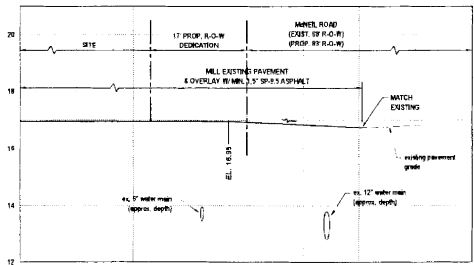
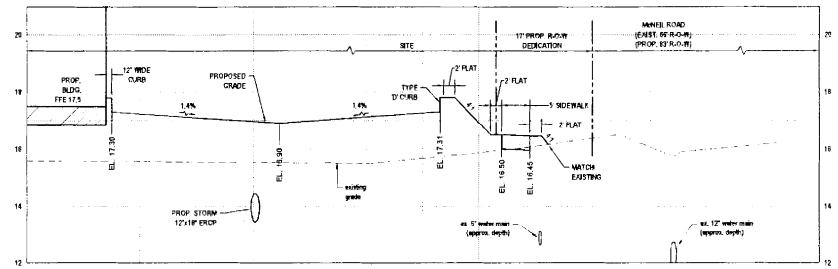
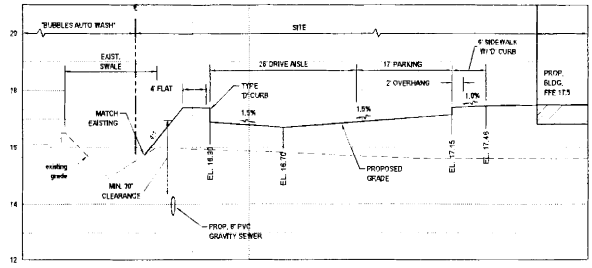
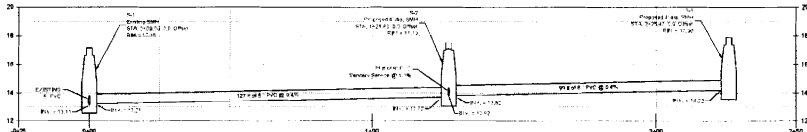
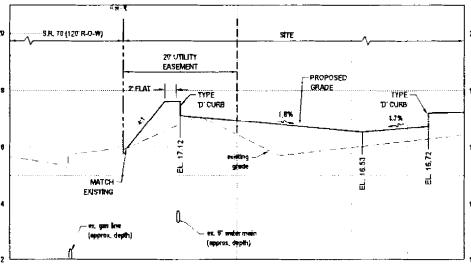
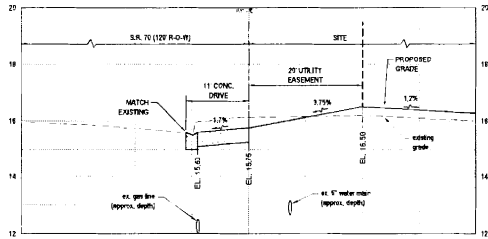
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DATE: June 2013
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 DRAWN BY: BGS
 APP'D BY: JHS
 PLOT BY: Ben Speed
 FILE NAME: 12-144 CenterState.dwg
 REF # F.B. & P.G.

SIGNATURE DATE: _____
 JOSE H. BARRA, P.E.
 FLORIDA LICENSE NO. 45813
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CenterState Bank
 Fort Pierce, Florida
 Fort Pierce Branch
Overall Drainage Plan

SHEET
C-3
 Draw #



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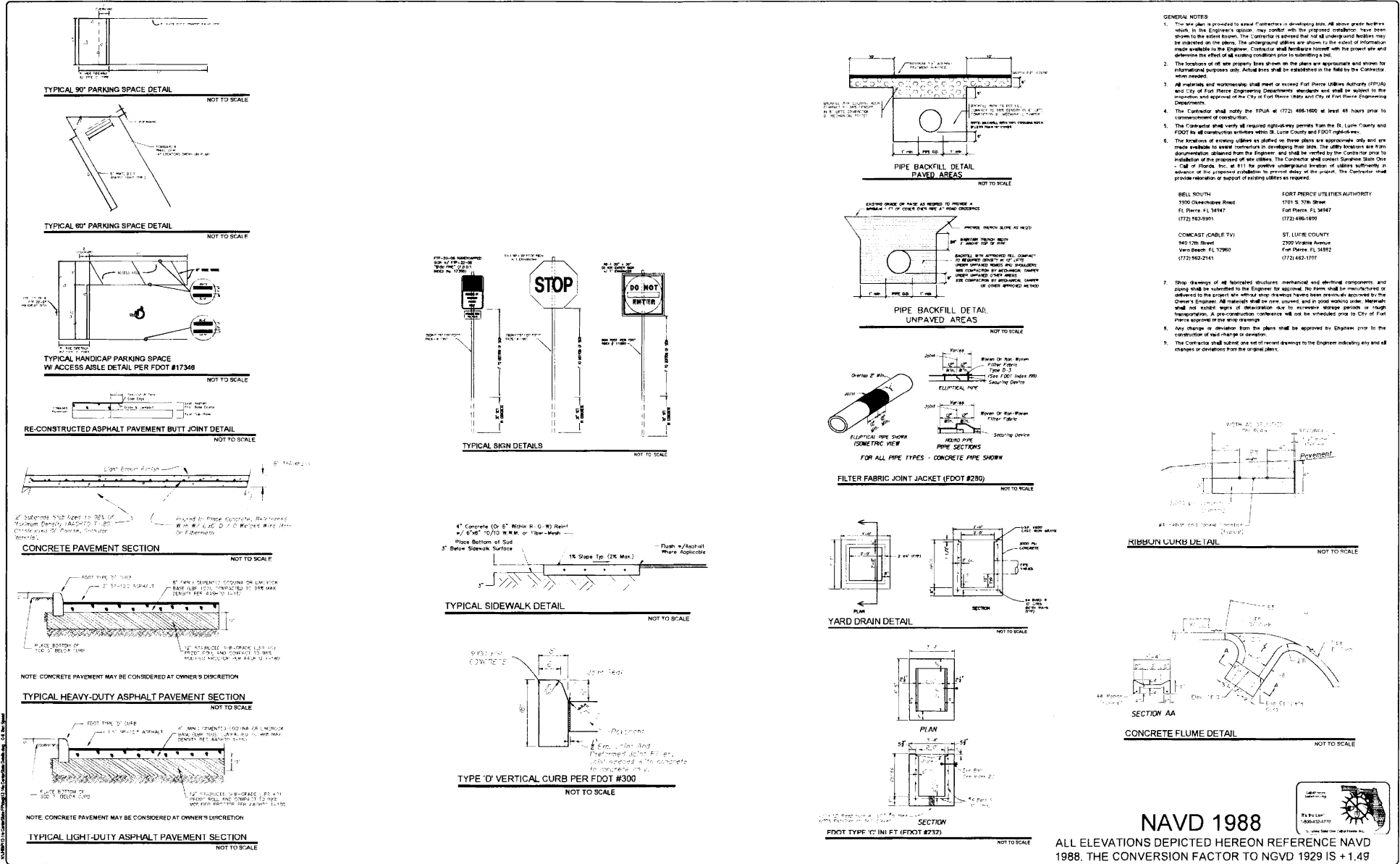
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DATE: June 2013
PROJ. #: 12-144
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APPROVED BY: JHB
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FILE NAME: 12-144 CenterState.dwg
REV. # F.B. & P.S.
SIGNATURE DATE: COA 295 / LB 205

CenterState Bank
Fort Pierce, Florida
Fort Pierce Branch
Sections & Profiles

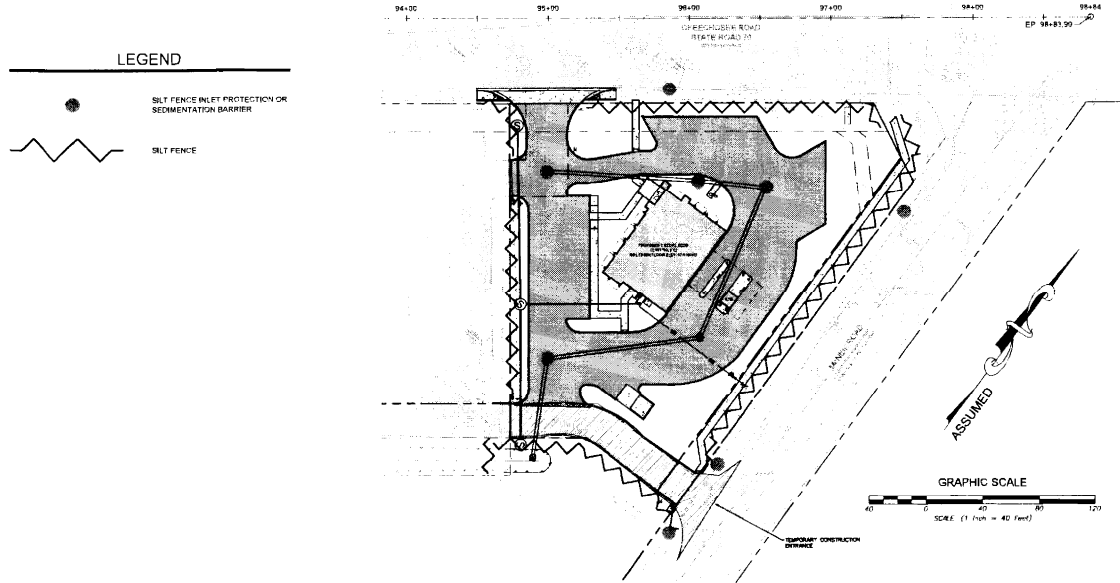
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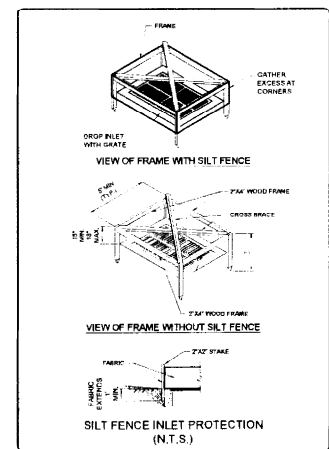
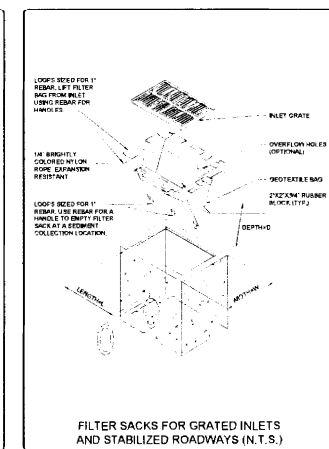
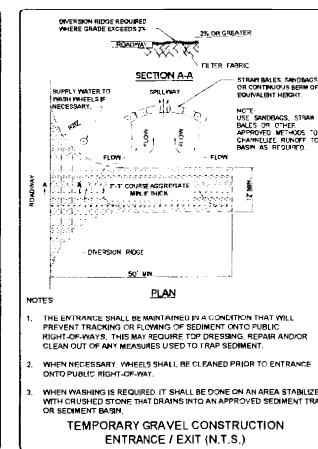
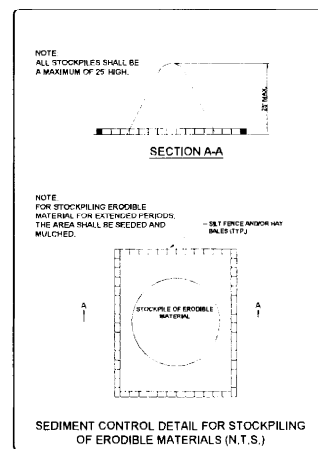
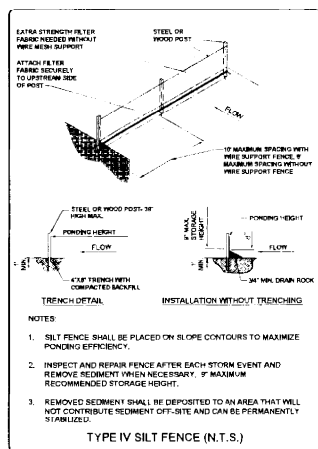
<p>CenterState Bank 855 21st Street Vero Beach, Florida 32960</p>			<p>CAI <small>Survey Florida Since 1983</small> CARTER ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1708 21st STREET, VERO BEACH, FL 32960 TEL: (772) 562-4191 FAX: (772) 562-7180</p>			<p>DATE: June 2013 PROJECT: 12-14a DRAWN BY: BGS APPROVED BY: JHB PLOT BY: Ben Spred FILE NAME: 12-14a CenterState Details.dwg REV: # E.B. & P.S.</p>			<p>CenterState Bank Fort Pierce, Florida Fort Pierce Branch</p>			<p>SHEET C-6 Dwg. #</p>		
NO.	REVISION	BY	DATE	TEL: (772) 299-6860	FAX: (772) 299-6868	<p>John H. Blum, P.E. FLORIDA LICENSE NO. 68811 CARTER ASSOCIATES, INC.</p>			<p>SIGNATURE DATE CDIA 205 / LB 205</p>			<p>NAV 1988 ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS + 1.49</p>		

EROSION CONTROL NOTES

- Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land disturbing activity and shall be made functional before up-slope land disturbance takes place.
- All sediment control measures are to be adjusted to meet field conditions at the time of construction and be constructed prior to any grading or disturbance of existing surface material on balance of site. Perimeter sediment barriers shall be constructed to prevent sediment or trash from flowing or floating on to adjacent properties.
- Permanent or temporary soil stabilization shall be applied to denuded areas within seven (7) days after final grade is reached or any portion of the site. Temporary soil stabilization shall be applied within seven (7) days to denuded areas that may not be at final grade but will remain undisturbed for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left undisturbed for more than one year.
- During construction of the project, soil stock piles shall be stabilized, covered or contained with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as soil intentionally transported from the project site.
- A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized.
- After any significant rainfall, sediment control structures will be inspected for integrity. Any damaged devices shall be corrected immediately.
- Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume, slope drain structure or approved control.
- Sediment will be prevented from entering any storm water system, ditch or channel. All storm water inlets that are in place operating during construction shall be protected so that sediment laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.
- When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction.
- Periodic inspection and maintenance of all sediment control structures must be provided to ensure intended purpose is accomplished. The developer, owner and/or contractor shall be certifiably responsible for all sediment controls. Sediment control measures shall be in working condition at the end of each working day.
- Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by tracking onto the paved surface. Where sediment is transported onto a public road surface without curbs and gutters, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual subdivision lots as well as to larger land disturbing activities.
- All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed.
- Properties and waterways downstream from construction sites shall be protected from sediment deposition and erosion at all times during construction.
- Erosion control design and construction shall follow the requirements in index numbers 101, 102 and 103 of F.O.D.I. Roadway and Traffic Design Standards and county permits.
- Contractor is responsible for all surface water discharges, rainfall run off or dewatering activities.
- Contractor must incorporate all BMP's necessary to meet or exceed state water quality and SWPPP requirements.
- The Sedimentation & Erosion Control Plan is a minimum guideline only. Additional BMP's may be necessary at contractor's expense.
- NOI to be posted on site.
- Dewatering activities:
 - A - Discharge must not exceed state water quality standards.
 - B - Contractor must have a transferable SPMD/Contaminable Use Permit known as a "Noticed Cereus" Permit For Short Term Construction De-Watering.
 - C - No hydraulic pumps may be used for dewatering unless approved by the water management district for that area.
 - D - No turbid discharge. Turbidity readings are required once a week and must be reported to the project engineer.



NOTE: ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL STABILIZATION METHODS HAVE BEEN COMPLETED. ALL PERVIOUS AREAS DISTURBED BY CONSTRUCTION SHALL BE SOUDED OR SEEDED & MULCHED.



NO.	REVISION	BY DATE

CenterState Bank
855 21st Street
Vero Beach, Florida 32960

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DATE: June 2013
PROJ # 12-14a
DRAWN BY: BOS
APRD BY: JHS
PLOT BY: Ben Speed
FILE NAME: 12-14a CenterState.dwg
REF: # E.B. & PG.

CenterState Bank
Fort Pierce, Florida
Fort Pierce Branch

Sedimentation & Erosion Control Plan

SHEET
C-9
Dwg #

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Application No: 130613-7

Permit No: 56-02366-P-02

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- X City of Port St Lucie - Planning Div
- X North St Lucie River Water Control District
- X St. Lucie County Engineer
- X St. Lucie County Planning and Development Services
Mark Satterlee, AICP, Director

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North St Lucie River Water Control District
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Ft Pierce FL 34945

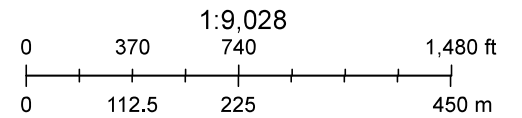
St. Lucie County Engineer
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powleym@stlucieco.org

St. Lucie County Planning and Development Services
Mark Satterlee, AICP, Director
2300 Virginia Avenue
Fort Pierce FL 34482
satterleem@stlucieco.org

Subject Site Location Map



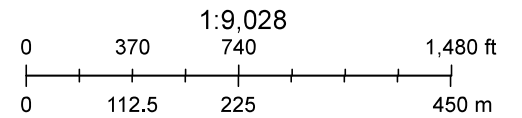
8/2/2024



Subject Site Location Map



8/2/2024



The District
 McNeil Road
 City of Fort Pierce, Florida

City Project Number:

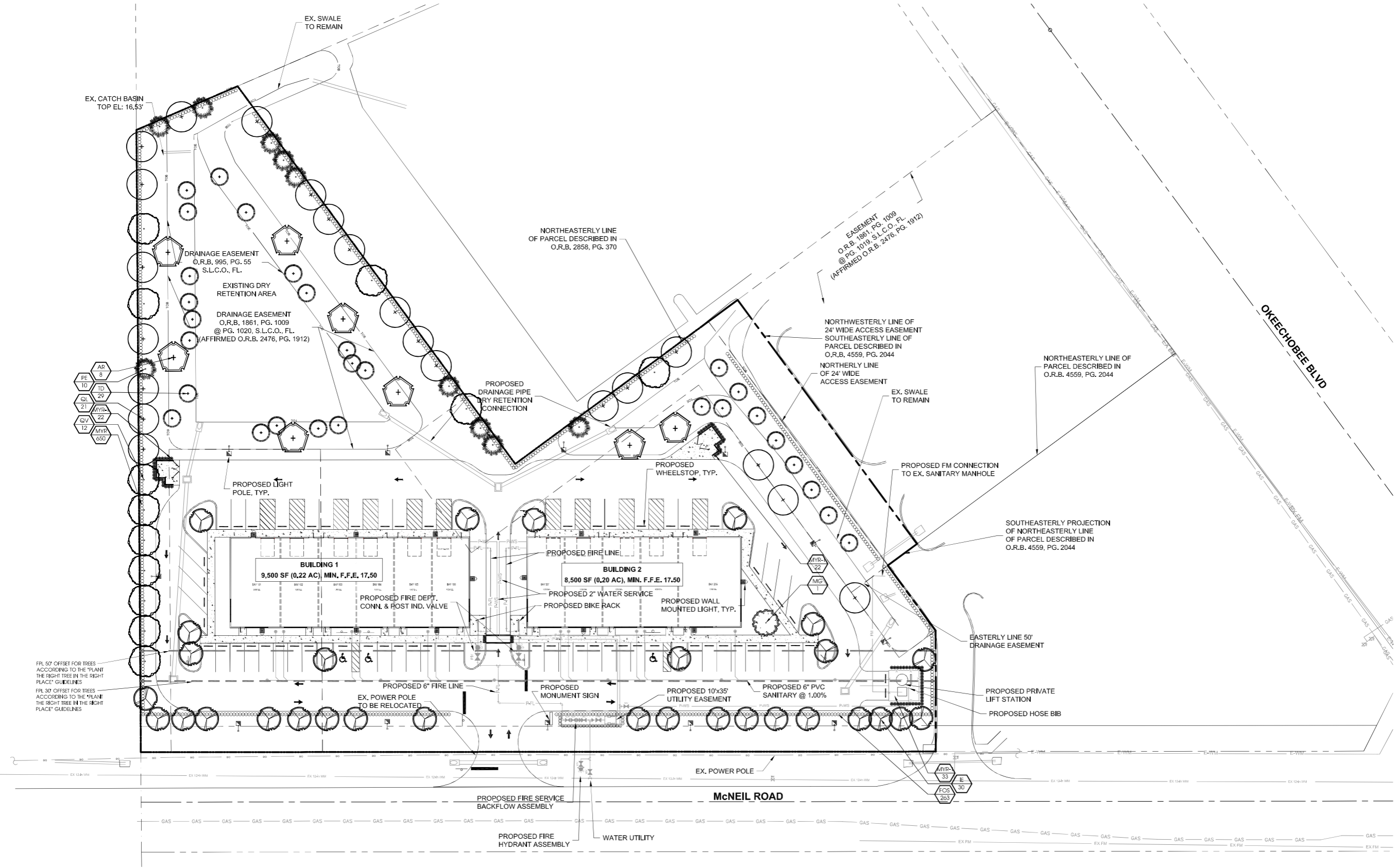
Jeffrey W. Smith, RLA
 Florida Registration Number:
 LA 0001635

Job No. 24-0801
 Drawn By JWS
 Submittal Dates 8-14-2024

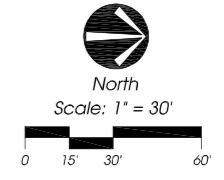
Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-1 2
 Sheet of



Landscape Plan



Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Underplanting or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or EnviroMulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chaffing guards, with wooden stake anchors. Immediately after planting, (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sequestered coated or with nitrogen as BDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" calliper

- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floritum (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.

- Drainage Testing
 - Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- NOTES:
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #6 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
 - All fertilizers shall meet the City of Fort Pierce's and St. Lucie County's fertilizer ordinances.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
8	AR*	ACER RUBRUM	RED MAPLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
30	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
1	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
10	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
21	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
12	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
29	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
263	FOS*	FORESTIERIA SEGREGATA	FLORIDA PRIVET	2' x 2'	2' O.C.	FULL & THICK
850	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
77	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	4' x 2'	2' O.C.	FULL & THICK
SOD-1						
PASPALUM NOTATUM			BAHIA SOD			
* Florida Native						
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE						

NOTE: ALL AREAS NOT MULCHED FOR INDIVIDUAL PLANT MATERIALS AND PLANTING BEDS SHALL BE SOODED. NO EXPOSED SOIL AREAS SHALL REMAIN ON SITE. THIS INCLUDES ALL OPEN AREAS, LAKE BANKS, DRY RETENTION AREAS, DRY DETENTION AREAS, AND ANY OTHER AREAS NOT COVERED BY IMPERVIOUS MATERIALS OR PLANTING MATERIALS.

Landscape Data

Landscape Adjacent to R.O.W. (East Buffer) 52'

Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
550 LL x 10' = 5,250 s.f. / 300 = 18 Trees
Provided = 18 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
550 LL / 2' o.c. = 263 Shrubs
Provided = 263 Shrubs

Landscape to Adjacent Property (North, South & West Buffer) 1,300'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
1,300 LL x 10' = 13,000 s.f. / 200 = 65 Trees
Provided = 65 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,300 LL / 2' o.c. = 650 Shrubs
Provided = 650 Shrubs

Interior Vehicular Use Area

Required = 1 s.f. of Interior Landscaping per 15 s.f. of vehicular use area (42,260 s.f./15 = 2,818 s.f.)
Landscape Area Provided = 2,911 s.f.
Trees Required = 1 Tree/100 s.f. of Interior Landscape area
42,260 s.f./100 = 422.6 Trees / 100 = 28 Trees
Trees Provided = 28

Maximum Use of Palm Trees

Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 111 Trees
Maximum Palms Allowed = 54 (111 / 2 = 54)
Total Palms Provided = 0 (0%)

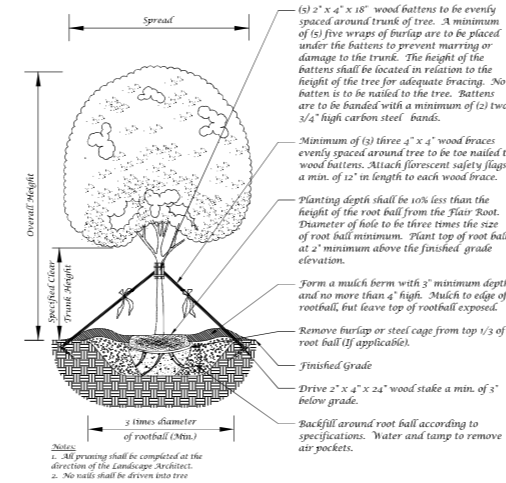
Total Trees Required = 111 Trees
Total Trees Provided = 111 Trees

Total Trees Required = 111 Trees
Total Native Trees Provided = 111 (100%)

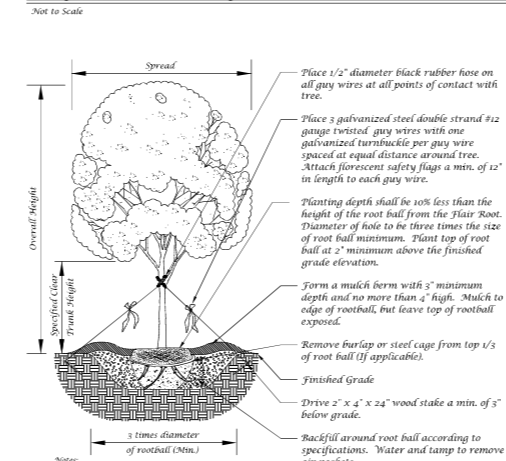
Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 990
Total Native Shrubs Provided = 990 (100%)

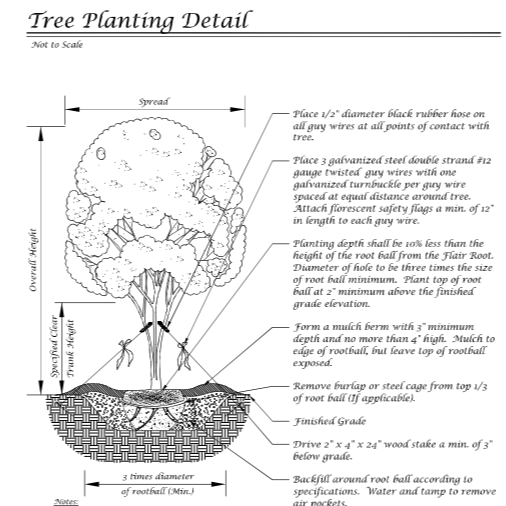
Landscape Details



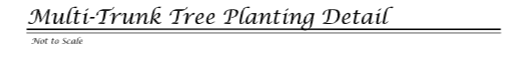
Large Tree Planting Detail (5" Caliper or Greater)



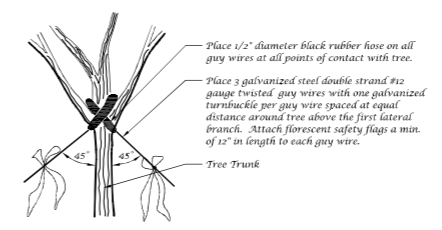
Tree Planting Detail



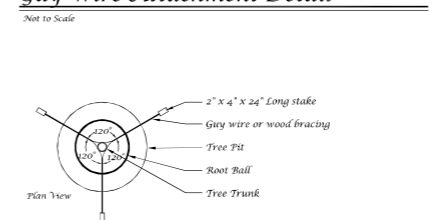
Multi-Trunk Tree Planting Detail



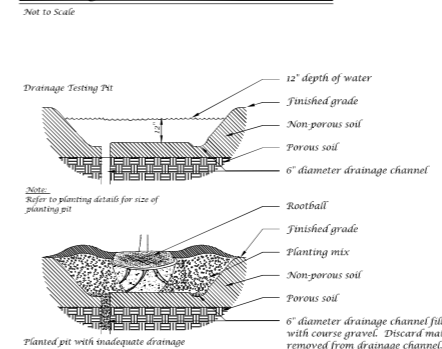
Palm Planting Detail



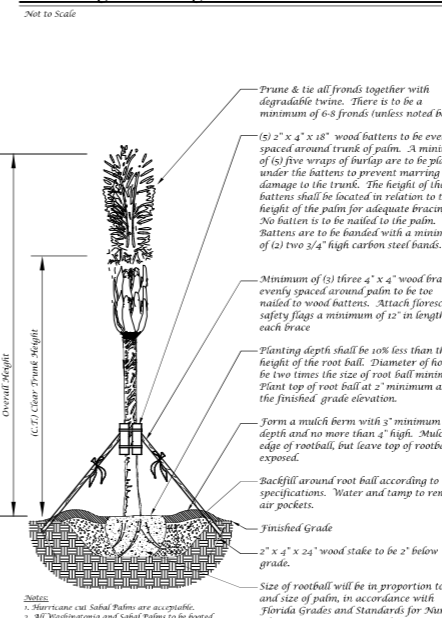
Guy Wire Attachment Detail



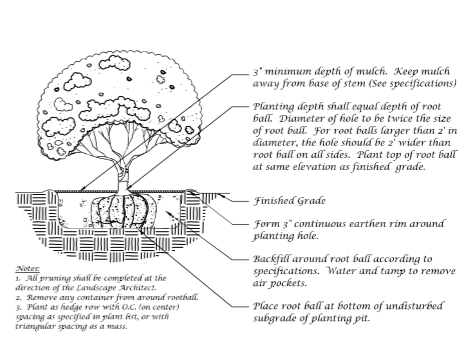
Staking Detail



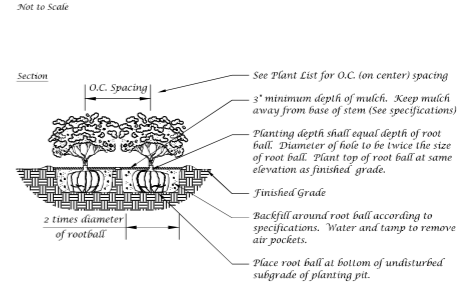
Drainage Testing Detail



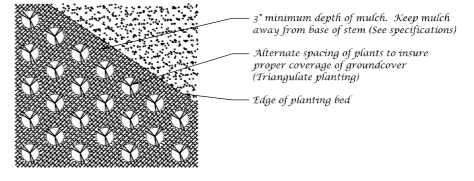
Palm Planting Detail



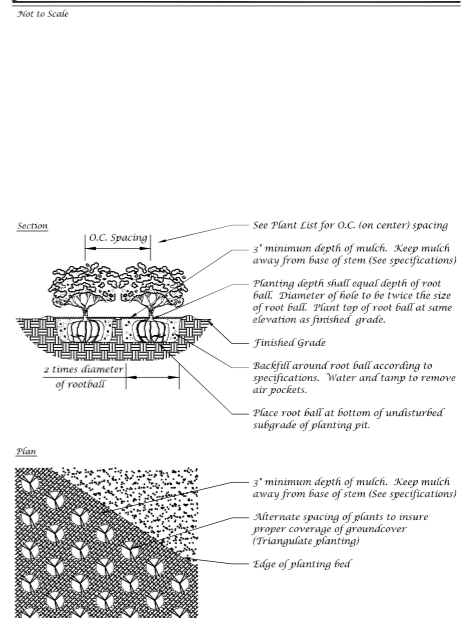
Shrub Detail



Ground Cover Detail



Ground Cover Detail



Ground Cover Detail

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1300
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

The District
McNeil Road
City of Fort Pierce, Florida

City Project Number:

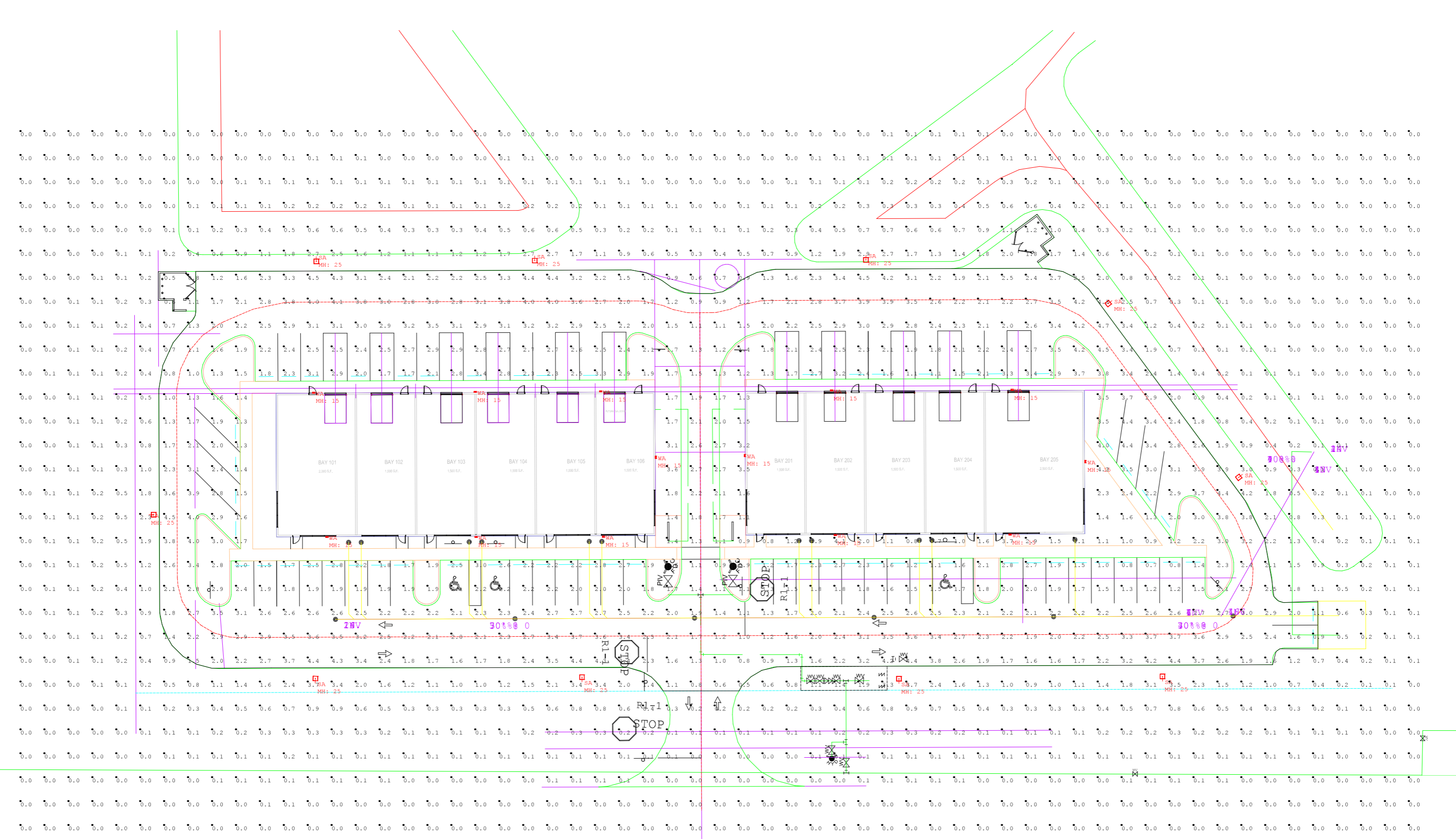
Jeffrey W. Smith, RIA
Florida Registration Number:
LA 0001635

Job No. 24-0801
Drawn By JWS
Submit Dates 8-14-2024

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

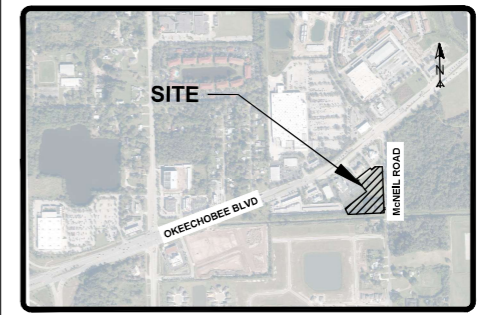
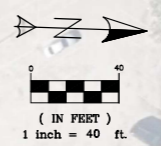
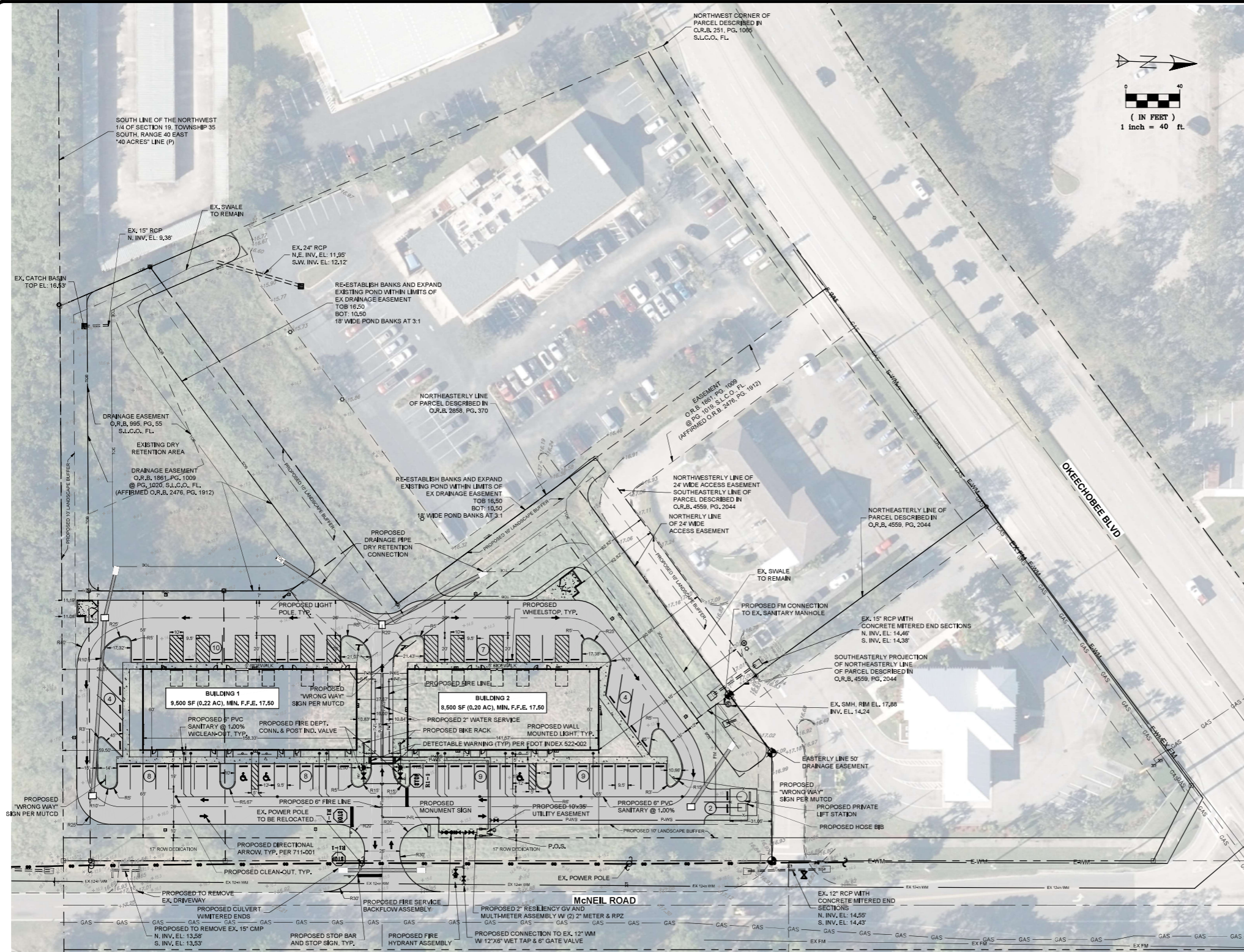
Landscape Plan



Luminaire Schedule				LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description			
SA	10	SA	Single	Cree Lighting OSQL-C-22L-40K7-3B-XX-NM-XX	0.900	14375	1310
WA	13	WA	Single	Cree Lighting OSQW-C-4L-40K7-3M-UL-WM-XX-XX	0.900	4071	26.8
							348.4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Complete Site	Illuminance	Fc	1.01	4.7	0.0	N.A.	N.A.	
Paved Area	Illuminance	Fc	2.37	4.7	0.5	4.74	9.40	

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



SITE DATA
LEGAL DESCRIPTION
 PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 149211

PARCEL 1:
 A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET, THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.08 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD, THENCE RUN EAST ALONG SAID QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD, THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE 100 FOOT X 200 FOOT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1085, ALSO LESS AND EXCEPT THAT PART OF LOT 19, MCNEIL LAND COMPANY SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 1174.

ALSO LESS AND EXCEPT
 A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY), THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE SOUTH 37°30'07" EAST FOR 212.00 FEET, THENCE SOUTH 52°29'53" WEST FOR 200.00 FEET, THENCE NORTH 37°30'07" WEST FOR 212.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 70, 120 FOOT RIGHT-OF-WAY, THENCE NORTH 52°29'53" EAST (ALONG SAID RIGHT-OF-WAY LINE) FOR 200.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT
 A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY), THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 526.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE CONTINUE SOUTH 52°29'53" WEST FOR 200.00 FEET TO THE POINT OF A RADIUS OF 197.028 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°41'38" FOR AN ARC DISTANCE OF 195.78 FEET TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1085, THENCE SOUTH 24°27'38" EAST ALONG THE WESTERLY LINE OF SAID LANDS, FOR 414.92 FEET, THENCE NORTH 52°29'53" EAST FOR 310.00 FEET, THENCE NORTH 37°30'07" WEST FOR 384.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE LAND CONVEYED TO SAINT LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY WARRANTY DEED OF DONATION RECORDED IN O.R. BOOK 3586, PAGE 2401.

LESS AND EXCEPT (SOUTH STATE BANK PARCEL) A PARCEL OF LAND BEING A PORTION OF ALL THAT CERTAIN LAND ACCORDING TO THE WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 213 THROUGH 216 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-0000, LYING IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), THENCE RUN SOUTH 52°30'22" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (EXHIBIT 'B') AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-0007, THENCE RUN SOUTH 37°32'21" EAST ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHERLY LINE OF THAT CERTAIN 24.00 FEET WIDE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN SOUTH 52°33'02" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-0007 AND ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 253.39 FEET, THENCE RUN NORTH 89°50'41" EAST ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 78.69 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66.00 FEET WIDE RIGHT-OF-WAY), THENCE RUN NORTH 01°10'56" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 351.65 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NO. 106, 1 ACCORDING TO DEED AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 691, PAGE 1174 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND,
 LESS AND EXCEPT THE RIGHT OF WAY DONATION FOR MCNEIL ROAD DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 3586, PAGE 2401 (RESOLUTION 2013-240).

TOGETHER WITH AND SUBJECT TO AND AGREEMENT FOR EASEMENTS OF ACCESS AND DRAINAGE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 AT PAGE 1020 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 123,157.87 SQ. FT OR 2.83 ACRES, MORE OR LESS.

SEE PAGE 2 FOR CONTINUATION

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO			
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	YES			



ENVIRONMENTAL NOTE:
 REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON MARCH 28, 2024.

VERTICAL DATUM NOTE:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 *GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY.

LEGEND	
	EXISTING METER
	PROPOSED SIGN
	PROPOSED MITERED END SECTION
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED CONCRETE
	PROPOSED PAVEMENT
	EXISTING UTILITY POLE
	PROPOSED DRAINAGE INLET
	EXIST. DRAINAGE INLET
	EXISTING STREET LIGHT
	PROPOSED LIGHT POLE (SINGLE)
	DRAINAGE FLOW ARROW
	PROPOSED LIGHT POLE (DOUBLE)
	PARKING STALL COUNT
	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE

ENGINEERS & SURVEYORS
 ENVIRONMENTAL & LAND PLANNERS
 INTERIOR DESIGNERS

10250 VILLAGE PARKWAY
 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 6635
 L.B. CERTIFICATE OF AUTHORIZATION 8058

DESIGNED BY	DRAWN BY	CHECKED BY	FILE NAME	LAYOUT	AS BUILT	SCALE	DATE

REVISION COMMENTS	DATE

THE DISTRICT

FLORIDA

FORT PIERCE

SITE PLAN

ENGINEERS & SURVEYORS
 ENVIRONMENTAL & LAND PLANNERS
 INTERIOR DESIGNERS

10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

24-158

1 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. RELIANCE ON AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

PARCEL 2:
 A PARCEL DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BELOW DESCRIBED NON EXCLUSIVE PERPETUAL EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD. RUN NORTH ALONG WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD 100 FEET; THENCE RUN WEST, PARALLEL WITH THE SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 19 A DISTANCE OF 200 FEET; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF SAID PERPETUAL EASEMENT; THENCE RUN EAST 200 FEET TO POINT OF BEGINNING.

NON-EXCLUSIVE PERPETUAL EASEMENT BEING THE SOUTH 20 FEET, THE SAID 20 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO THE ONE-QUARTER SECTION LINE OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (JACKHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.89 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.89 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER-SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LANDS LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 20,000.38 SQ. FT OR 0.46 ACRES, MORE OR LESS.

PARCEL 3 (24.00 FEET WIDE STRIP FROM CENTERSTATE BANK):
 A 24.00 FEET WIDE STRIP OF LAND BEING A PORTION OF A PARCEL ACCORDING TO THE SPECIAL WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 3403, PAGE 1093 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-010-7, LYING IN PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FEET WIDE RIGHT OF WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (JACKHOBEE ROAD - RIGHT OF WAY VARIES), RUN SOUTH S2'30'28" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 212.00 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 2044 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7; THENCE RUN SOUTH 37'33'21" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 2044, A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHEASTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE RUN SOUTH S2'29'53" WEST ALONG SAID NORTHEASTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT, ALSO BEING THE SOUTHEASTERLY LINE OF THAT FOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 2044, A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2868, PAGE 370 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-244-0001-000-4; THENCE RUN SOUTH 37'33'21" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 24.00 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE, RUN NORTH S2'33'02" EAST ALONG THE SOUTHEASTERLY LINE OF SAID FOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 200.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE, RUN NORTH 37'33'21" WEST ALONG THE SOUTHEASTERLY PROJECTION OF THE FOREMENTIONED NORTHEASTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 2044, A DISTANCE OF 24.00 FEET TO THE FOREMENTIONED SOUTHEASTERLY CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING.

SAID 24.00 FEET WIDE STRIP PARCEL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 4,800.01 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

ALL OF THE ABOVE LANDS (PARCELS 1, 2 AND 3) LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, CONTAINING 3.40 ACRES, MORE OR LESS.

PARCEL ID #: 2419-241-0001-010-7
 2419-244-0035-000-6

PROJECT NAME: MASON MULTI-FAMILY
 MCNEIL & ORANGE

OWNER: CENTERSTATE BANK OF FLORIDA NA
 C/O CORPORATE REAL ESTATE
 PO BOX 1287
 ORANGEBURG, SC 29116

FUTURE LAND USE: GC
ZONING: C-3
LAND SIZE BEFORE ROW DEDICATION: 147,958 S.F. (3.39 AC)
LAND SIZE AFTER 17' ROW DEDICATION: 138,903 S.F. (3.19 AC)

BUILDING DATA
 GROSS SQUARE FOOTAGE 18,000 S.F. (L42 AC)
 PROPOSED BUILDING 1 9,500 S.F. (L22 AC)
 PROPOSED BUILDING 2 8,500 S.F. (L20 AC)

ZONING CODE FOR: GENERAL COMMERCIAL ZONE (C-3)						
	FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT
PER CODE	25	15	15	15	60% MAX.	65' MAX.
PROPOSED	25	15	15	15	13%	26' MAX.

PROVIDER OF UTILITIES:
 WATER: FPUA
 WASTEWATER: FPUA
 IRRIGATION: WELL

PARKING DATA
 PARKING REQUIRED
 PROFESSIONAL SERVICE ESTABLISHMENT, OTHER (1 SP/300 GSF SPACES) @ 18,000 GSF
 TOTAL REQUIRED PARKING SPACES 60 SPACES (3 HC)
 STANDARD PARKING PROVIDED 61 SPACES (3 HC)

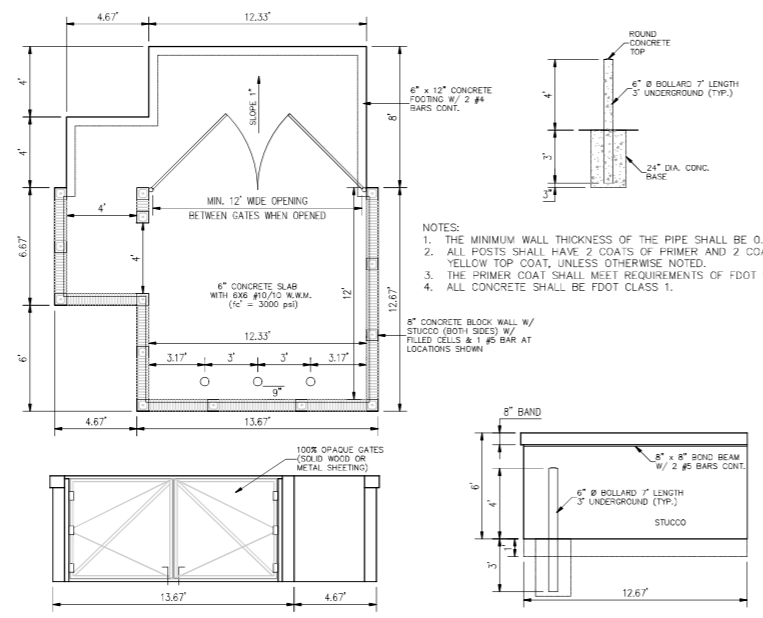
STORMWATER DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO EXISTING DRY DETENTION SYSTEM.

SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

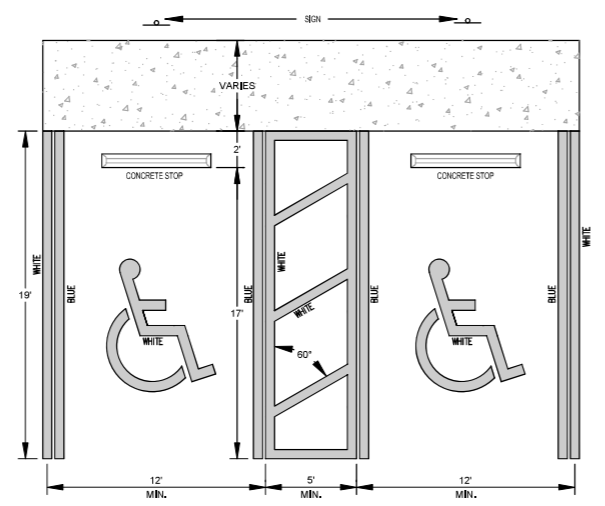
HAZARDOUS WASTE:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
 REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.



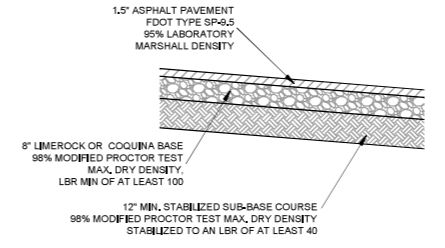
FORT PIERCE DUMPSTER DETAIL
 N.T.S.



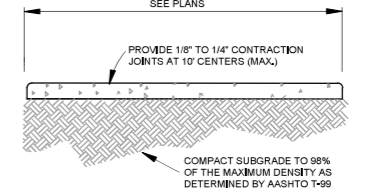
HANDICAPPED SPACE DETAIL
 N.T.S.



NOTES:
 1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
 4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
 5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "3250 FINE" SIGN.
 6. REFER TO FDOT INDEX NO. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX NO. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

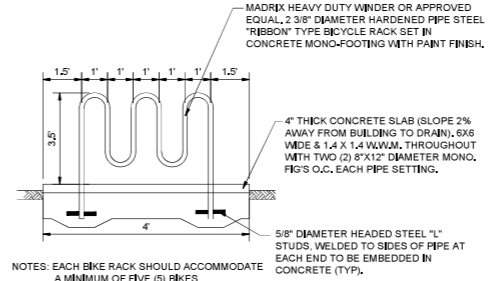


TYPICAL PAVEMENT SECTION
 N.T.S.

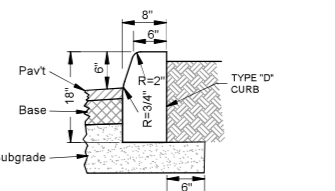


**4\"/>
 N.T.S.**

NOTES:
 1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
 2. SIDEWALK THICKNESS TO BE INCREASED TO 6\"/>

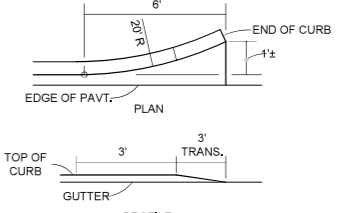


TYPICAL BIKE RACK DETAIL
 N.T.S.

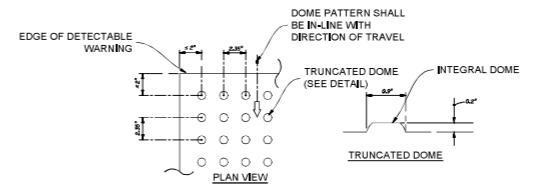


TYPE "D" CURB
 N.T.S.

NOTES:
 1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
 2. SUBGRADE TO EXTEND AN ADDITIONAL 6\"/>



CURB AND GUTTER ENDINGS
 N.T.S.



DETECTABLE WARNING
 N.T.S.

NOTES:
 ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

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 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 6635
 L.B. CERTIFICATE OF AUTHORIZATION 8058

DESIGNED BY	CHECKED BY	DATE

REVISION COMMENTS	DATE

THE DISTRICT

SITE PLAN

FLORIDA

FORT PIERCE

EDC
ENGINEERS & SURVEYORS
ENVIRONMENTAL & LAND PLANNERS
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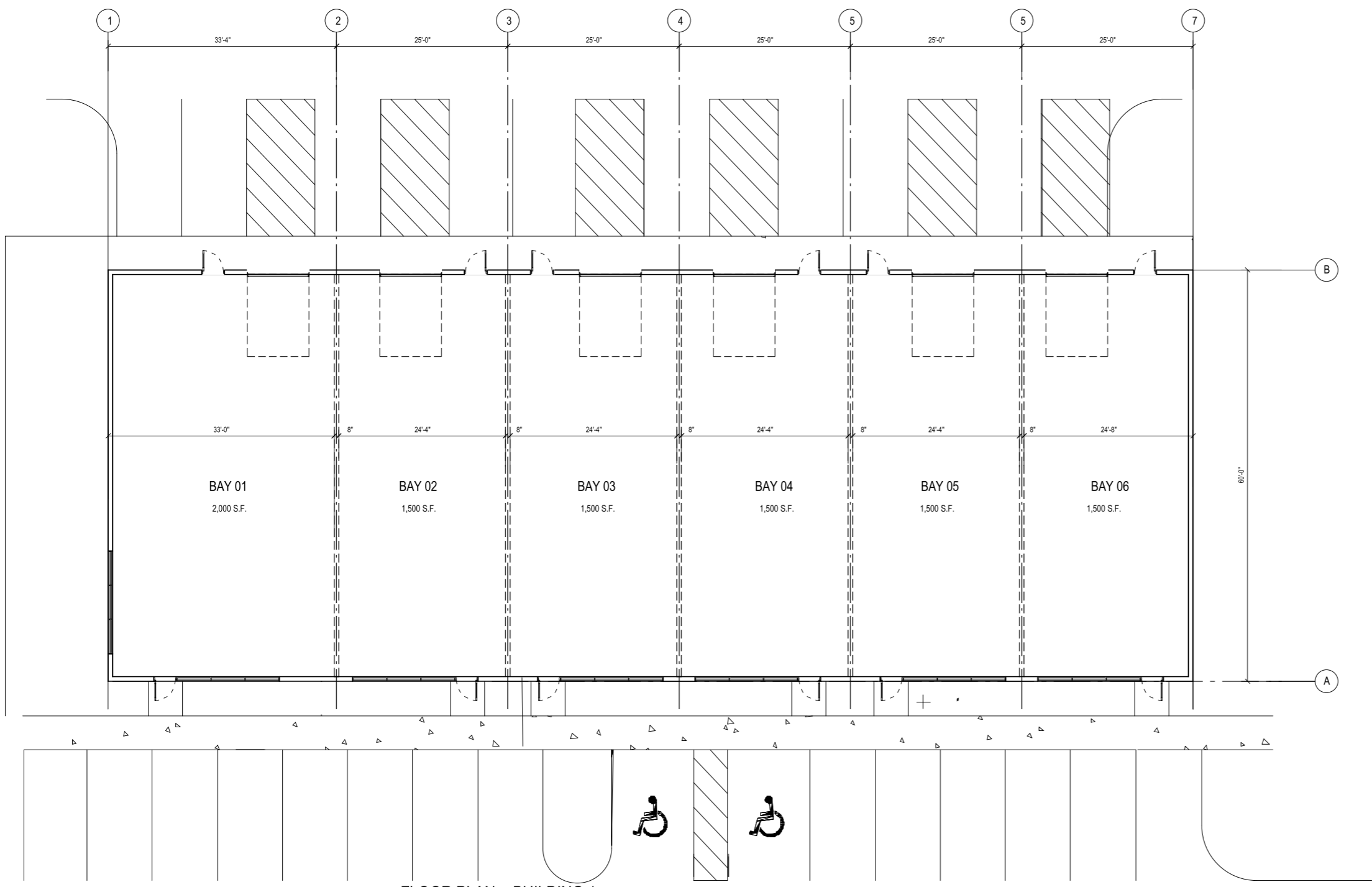
2 OF 2

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**"THE DISTRICT"
 FLEX-WAREHOUSE BUILDING ONE
 2591 MCNEIL ROAD, FORT PIERCE, FL**

REVISIONS	DATE

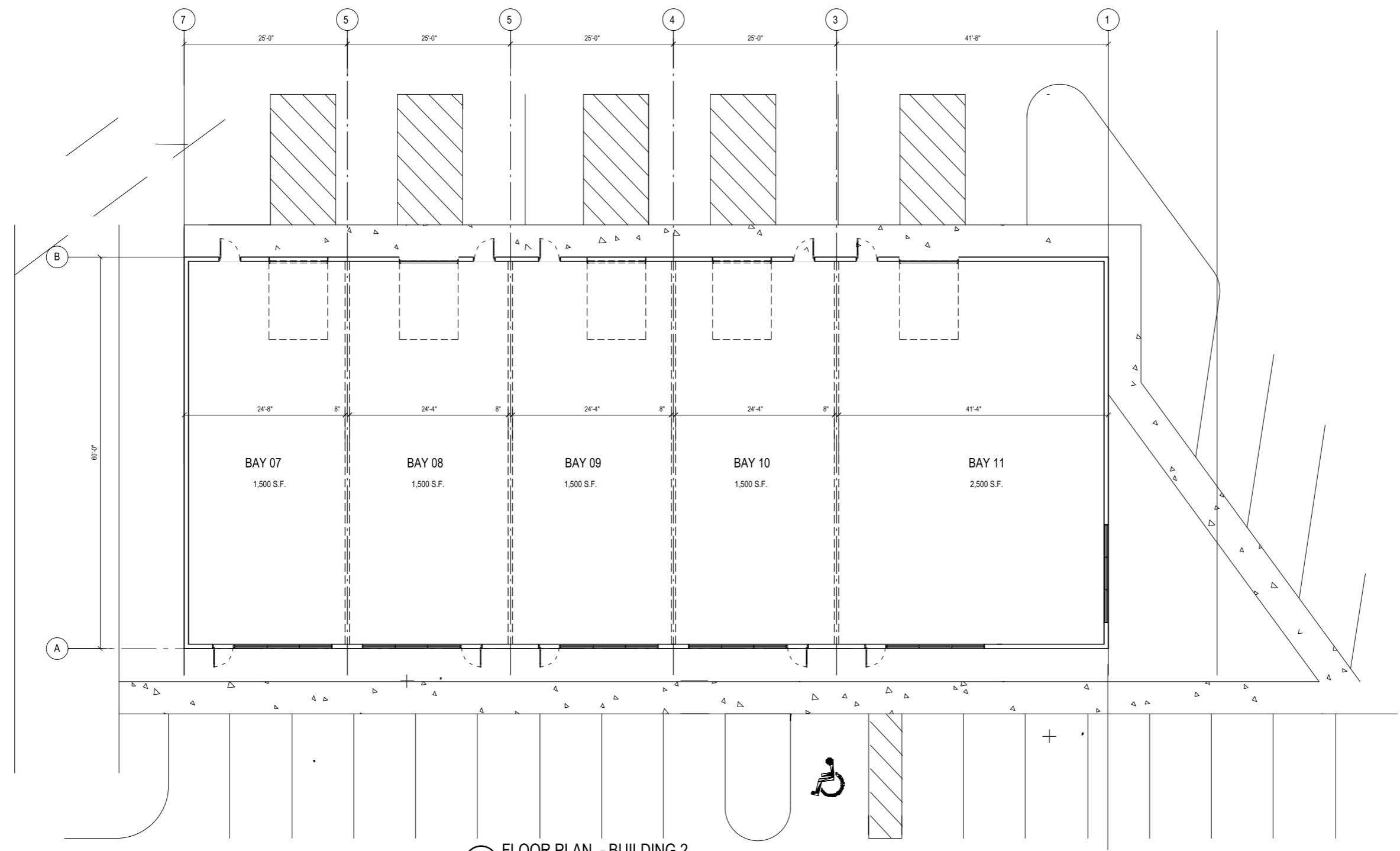
Contract	
Permit	
Bid	
Date	5/27/24
Scale	AS NOTED
Drawn	HT
Job	2024-15
Sheet	A2.01



FLOOR PLAN - BUILDING 1
 1/8" = 1'-0"

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	5/27/24
Scale	AS NOTED
Drawn	HT
Job	2024-15



FLOOR PLAN - BUILDING 2
 1/8" = 1'-0"

Property Identification

Site Address: MCNEIL RD
 Sec/Town/Range: 19/35S/40E
 Parcel ID: 2419-241-0001-010-7
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 177231
 Map ID: 24/19N
 Zoning: General Co

Ownership

Centerstate Bank of Florida NA
 c/o Corporate Real Estate
 PO Box 1287
 Orangeburg, SC 29116



Legal Description

19 35 40 FROM INT W R/W LI OF MCNEIL RD AND S R/W LI OF OKEECHOBEE RD RUN S 52 29 53 W ALG S R/W LI OF OKEECHOBEE RD 69.41 FT TO POB,TH CONT S 52 29 53 W ALG S R/W LI 256.83 FT,TH S 37 30 07 E 212 FT, TH S 52 29 53 W 200 FT,TH S 37 30 07 E 170.70 FT,TH S 52 29 53 W 310.08 FT,TH S 24 29 40 E 70.08 FT,TH E 410.99 FT TO W RD R/W LI OF MCNEIL RD,TH N ALG R/W LI 20 FT,TH WLY 200 FT,TH NLY 100 FT,TH ELY 200 FT TO W RD R/W LI MCNEIL RD,TH N ALG R/W LI 687.33 FT,TH NWLY 62.46 FT TO S RD R/W LI OF OKEECHOBEE RD AND POB LESS THAT PARCEL MPDAF : FROM INT W R/W LI OF MCNEIL RD AND S R/W LI OF OKEECHOBEE RD RUN S 52 29 53 W ALG S R/W LI OF OKEECHOBEE RD 69.41 FT TO POB,TH CONT S 52 29 53 W ALG S R/W LI 256.83 FT,TH S 37 30 07 E 212 FT, TH S 37 30 07 E 24 FT, TH N 52 33 27 E 53.39 FT, TH N 88 49 29 E 79.86 FT, TH N 01 1031 W 282.60 FT , TH N 64 24 48 W 62.41 FT TO POB (2.94 +/-AC- 126,679 SF) (OR 3463-1093)

Current Values

Just/Market Value: \$372,400
 Assessed Value: \$372,400
 Exemptions: \$0
 Taxable Value: \$372,400

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 2.91
 Land Size (SF): 126,679

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 11, 2012	3463 / 1093	0312	SPWD	Harbor Federal Savings Bank	\$266,000
Apr 28, 2005	2238 / 0213	XX00	WD	Twenty Six Associates LLC	\$1,500,000
Sep 14, 2004	2064 / 2887	XX00	WD	Fender Sarah E	\$950,000
Apr 1, 1976	0251 / 1064	XX00	CV		\$165,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:

Roof Cover:

Roof Structure:

Building Type:
Grade:
Story Height:

Year Built: N/A
Effective Year: N/A
No. Units: 0

Frame:
Primary Wall:
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values


Current Values Breakdown

Building: \$0
Land: \$372,400
Just/Market: \$372,400
Ag Credit: \$0
Save Our Homes or 10% Cap: \$0
Assessed: \$372,400
Exemption(s): \$0
Taxable: \$372,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2014	0054	2.94	North St. Lucie Water Management District	\$70.56
Start Year	AssessCode	Units	Description	Amount
2014	0041	8.1	Fort Pierce Stormwater Charge	\$558.90

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$372,400	\$372,400	\$0	\$372,400
2022	\$363,600	\$341,440	\$0	\$341,440
2021	\$310,400	\$310,400	\$0	\$310,400

Permits

Number	Issue Date	Description	Amount	Fee
0700000031	May 11, 2007	Concrete	\$8,700	\$162
BP13-0284	Feb 13, 2013	Fence	\$1,500	\$80

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: 2591 MCNEIL RD
 Sec/Town/Range: 19/35S/40E
 Parcel ID: 2419-244-0035-000-6
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 27348
 Map ID: 24/19N
 Zoning: General Co

Ownership

Centerstate Bank of Florida NA
 c/o Corporate Real Estate
 PO Box 1287
 Orangeburg, SC 29116



Legal Description

19 35 40 FROM INT OF 1/4 SEC LI AND W R/W MCNEIL RD RUN NLY ON SD R/W 20 FT FOR POB, TH CONT NLY 100 FT, TH WLY 200 FT, TH SLY 100 FT, TH ELY 200 FT TO POB (0.46 AC) (OR 3463-1093)

Current Values

Just/Market Value: \$96,800
 Assessed Value: \$84,821
 Exemptions: \$0
 Taxable Value: \$84,821

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.46
 Land Size (SF): 20,038

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 11, 2012	3463 / 1093	0312	SPWD	Harbor Federal Savings Bank	\$266,000
May 25, 2006	2577 / 2439	XX01	WD	Delevante Jr Kenneth L	\$175,000
May 1, 1988	0589 / 0058	XX00	CV		\$42,500
Dec 1, 1978	0299 / 1578	XX00	CV		\$17,000
Apr 1, 1976	0252 / 2427	XX00	CV		\$9,400

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:
 Building Type: Year Built: N/A Frame:
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$96,800
Just/Market:	\$96,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$11,979
Assessed:	\$84,821
Exemption(s):	\$0
Taxable:	\$84,821

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2007	0041	1	Fort Pierce Stormwater Charge	\$69.00
Start Year	AssessCode	Units	Description	Amount
2013	0054	0.46001	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$96,800	\$84,821	\$0	\$84,821
2022	\$94,400	\$77,110	\$0	\$77,110
2021	\$70,100	\$70,100	\$0	\$70,100

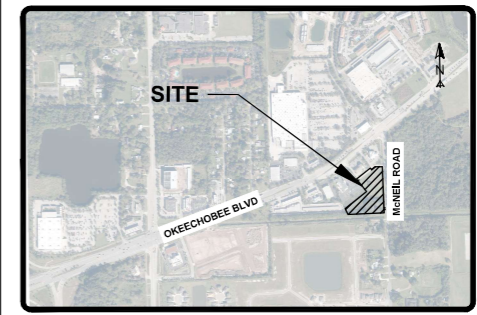
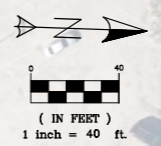
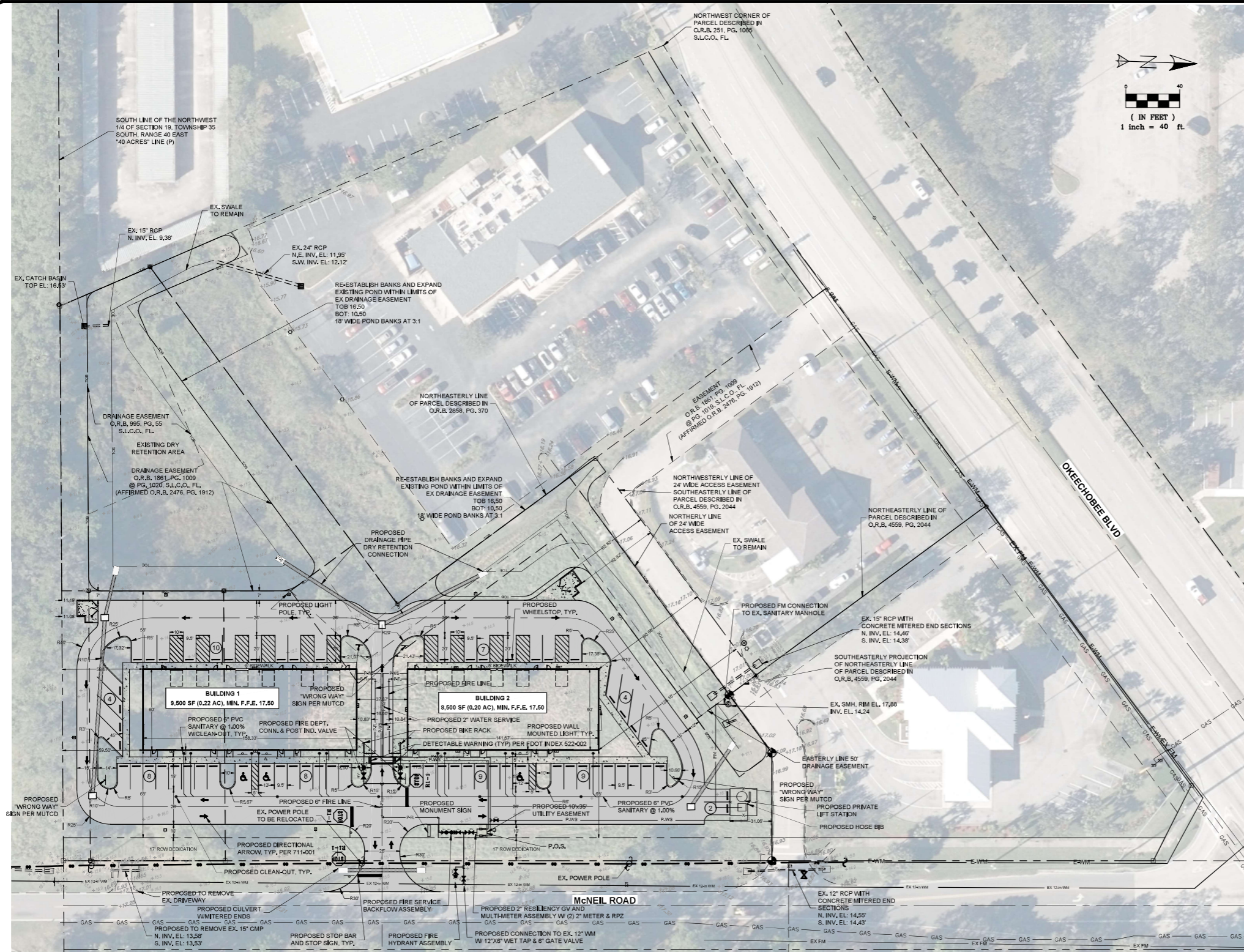
Permits

Number	Issue Date	Description	Amount	Fee
C06080616	Mar 31, 2006	Demolition	\$0	\$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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SITE DATA
LEGAL DESCRIPTION
 PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 149211

PARCEL 1:
 A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 TO A DISTANCE OF 742.69 FEET, THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.08 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD, THENCE RUN EAST ALONG SAID QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD, THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE 100 FOOT X 200 FOOT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1085, ALSO LESS AND EXCEPT THE PART OF LOT 19, MCNEIL LAND COMPANY SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 1174.

ALSO LESS AND EXCEPT
 A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY), THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 TO A DISTANCE OF 326.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE SOUTH 37°30'07" EAST FOR 212.00 FEET, THENCE SOUTH 52°29'53" WEST FOR 200.00 FEET, THENCE NORTH 37°30'07" WEST FOR 212.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 70, 120 FOOT RIGHT-OF-WAY, THENCE NORTH 52°29'53" EAST (ALONG SAID RIGHT-OF-WAY LINE) FOR 200.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT
 A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY), THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 TO A DISTANCE OF 526.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE CONTINUE SOUTH 52°29'53" WEST FOR 200.00 FEET TO THE POINT OF A RADIUS OF 197.028 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°41'38" FOR AN ARC DISTANCE OF 195.78 FEET TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1085, THENCE SOUTH 24°27'38" EAST ALONG THE WESTERLY LINE OF SAID LANDS, FOR 414.92 FEET, THENCE NORTH 52°29'53" EAST FOR 310.00 FEET, THENCE NORTH 37°30'07" WEST FOR 384.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE LAND CONVEYED TO SAINT LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY WARRANTY DEED OF DONATION RECORDED IN O.R. BOOK 3586, PAGE 2401.

LESS AND EXCEPT (SOUTH STATE BANK PARCEL) A PARCEL OF LAND BEING A PORTION OF ALL THAT CERTAIN LAND ACCORDING TO THE WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 213 THROUGH 216 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-0000, LYING IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), THENCE RUN SOUTH 52°30'22" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 TO A DISTANCE OF 326.24 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (EXHIBIT 'B') AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-0007, THENCE RUN SOUTH 37°32'21" EAST ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHERLY LINE OF THAT CERTAIN 24.00 FEET WIDE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN SOUTH 52°33'02" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-0007 AND ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 253.39 FEET, THENCE RUN NORTH 89°40'41" EAST ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 78.69 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66.00 FEET WIDE RIGHT-OF-WAY), THENCE RUN NORTH 01°10'56" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 351.65 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NO. 106, 1 ACCORDING TO DEED AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 691, PAGE 1174 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND,
 LESS AND EXCEPT THE RIGHT OF WAY DONATION FOR MCNEIL ROAD DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 3586, PAGE 2401 (RESOLUTION 2013-240).

TOGETHER WITH AND SUBJECT TO AND AGREEMENT FOR EASEMENTS OF ACCESS AND DRAINAGE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 AT PAGE 1020 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 123,157.87 SQ. FT OR 2.83 ACRES, MORE OR LESS.

SEE PAGE 2 FOR CONTINUATION

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO			
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	YES			



ENVIRONMENTAL NOTE:
 REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON MARCH 28, 2024.

VERTICAL DATUM NOTE:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD, 85) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 *GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY.

LEGEND	
	EXISTING METER
	PROPOSED SIGN
	PROPOSED MITERED END SECTION
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED CONCRETE
	PROPOSED PAVEMENT
	EXISTING UTILITY POLE
	PROPOSED DRAINAGE INLET
	EXIST. DRAINAGE INLET
	EXISTING STREET LIGHT
	PROPOSED LIGHT POLE (SINGLE)
	DRAINAGE FLOW ARROW
	PROPOSED LIGHT POLE (DOUBLE)
	PARKING STALL COUNT
	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE

ENGINEERS & SURVEYORS
 ENVIRONMENTAL & LAND PLANNERS
 INTERIOR DESIGNERS

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 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 6635
 L.B. CERTIFICATE OF AUTHORIZATION 8058

DESIGNED BY	DRAWN BY	CHECKED BY	FILE NAME	LAYOUT	AS BUILT	SCALE	DATE

REVISION COMMENTS	DATE

THE DISTRICT

FLORIDA

FORT PIERCE

SITE PLAN

ENGINEERS & SURVEYORS
 ENVIRONMENTAL & LAND PLANNERS
 INTERIOR DESIGNERS

10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

24-158

1 OF 2

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PARCEL 2:
 A PARCEL DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BELOW DESCRIBED NON EXCLUSIVE PERPETUAL EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD. RUN NORTH ALONG WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD 100 FEET; THENCE RUN WEST, PARALLEL WITH THE SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 19 A DISTANCE OF 200 FEET; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF SAID PERPETUAL EASEMENT; THENCE RUN EAST 200 FEET TO POINT OF BEGINNING.

NON-EXCLUSIVE PERPETUAL EASEMENT BEING THE SOUTH 20 FEET, THE SAID 20 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO THE ONE-QUARTER SECTION LINE OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (JACKHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.89 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.89 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER-SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LANDS LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 20,000.38 SQ. FT OR 0.46 ACRES, MORE OR LESS.

PARCEL 3 (24.00 FEET WIDE STRIP FROM CENTERSTATE BANK):
 A 24.00 FEET WIDE STRIP OF LAND BEING A PORTION OF A PARCEL ACCORDING TO THE SPECIAL WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 3403, PAGE 1093 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-010-7 LYING IN PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FEET WIDE RIGHT OF WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (JACKHOBEE ROAD - RIGHT OF WAY VARIES), RUN SOUTH S2'30'26" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 212.00 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 2044 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7; THENCE RUN SOUTH 37'33'21" EAST ALONG THE NORTHEASTLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 2044, A DISTANCE OF 212.00 FEET TO THE SOUTHEASTLY CORNER OF SAID PARCEL, SAID SOUTHEASTLY CORNER ALSO LYING ON THE NORTHWESTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1981, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE RUN SOUTH S2'29'53" WEST ALONG SAID NORTHWESTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT, ALSO BEING THE SOUTHEASTLY LINE OF THAT AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 2044, A DISTANCE OF 200.00 FEET TO THE NORTHEASTLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2988, PAGE 370 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-244-0001-000-4; THENCE RUN SOUTH 37'33'21" EAST ALONG SAID NORTHEASTLY LINE A DISTANCE OF 24.00 FEET; THENCE LEAVING SAID NORTHEASTLY LINE, RUN NORTH S2'33'02" EAST ALONG THE SOUTHEASTLY LINE OF AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 200.00 FEET; THENCE LEAVING SAID SOUTHEASTLY LINE, RUN NORTH 37'33'21" WEST ALONG THE SOUTHEASTLY PROJECTION OF THE AFOREMENTIONED NORTHEASTLY LINE OF THAT PARCEL, DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 2044, A DISTANCE OF 24.00 FEET TO THE AFOREMENTIONED SOUTHEASTLY CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING.

SAID 24.00 FEET WIDE STRIP PARCEL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 4,800.01 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

ALL OF THE ABOVE LANDS (PARCELS 1, 2 AND 3) LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, CONTAINING 3.40 ACRES, MORE OR LESS.

PARCEL ID #: 2419-241-0001-010-7
 2419-244-0035-000-6

PROJECT NAME: MASON MULTI-FAMILY
 MCNEIL & ORANGE

OWNER: CENTERSTATE BANK OF FLORIDA NA
 C/O CORPORATE REAL ESTATE
 PO BOX 1287
 ORANGEBURG, SC 29116

FUTURE LAND USE: GC
ZONING: C-3
LAND SIZE BEFORE ROW DEDICATION: 147,958 S.F. (3.39 AC)
LAND SIZE AFTER 17' ROW DEDICATION: 138,903 S.F. (3.19 AC)

BUILDING DATA
 GROSS SQUARE FOOTAGE 19,000 S.F. (L42 AC)
 PROPOSED BUILDING 1 9,500 S.F. (L22 AC)
 PROPOSED BUILDING 2 8,500 S.F. (L20 AC)

ZONING CODE FOR: GENERAL COMMERCIAL ZONE (C-3)						
	FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT
PER CODE	25	15	15	15	60% MAX.	65' MAX.
PROPOSED	25	15	15	15	13%	26' MAX.

PROVIDER OF UTILITIES:
 WATER: FPUA
 WASTEWATER: FPUA
 IRRIGATION: WELL

PARKING DATA
 PARKING REQUIRED
 PROFESSIONAL SERVICE ESTABLISHMENT, OTHER (1 SP/300 GSF SPACES) @ 18,000 GSF
 TOTAL REQUIRED PARKING SPACES 60 SPACES (3 HC)
 STANDARD PARKING PROVIDED 61 SPACES (3 HC)

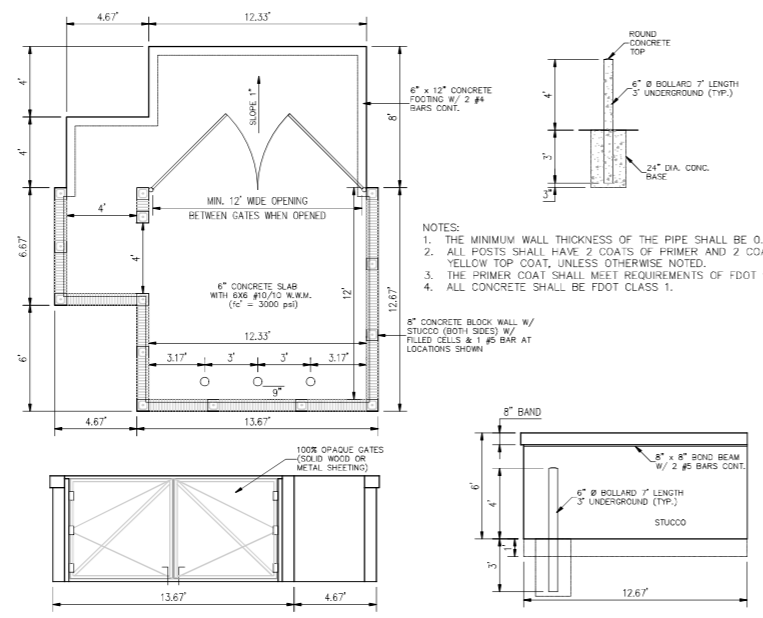
STORMWATER DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO EXISTING DRY DETENTION SYSTEM.

SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

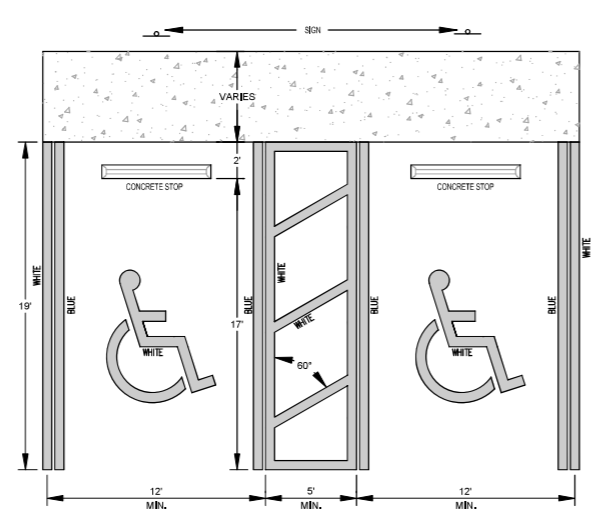
HAZARDOUS WASTE:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
 REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.



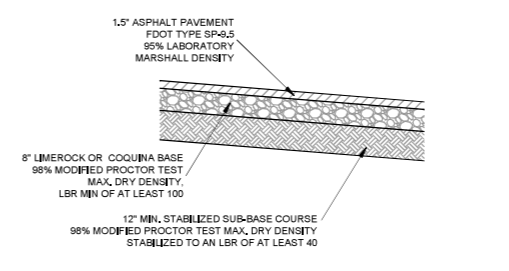
FORT PIERCE DUMPSTER DETAIL
 N.T.S.



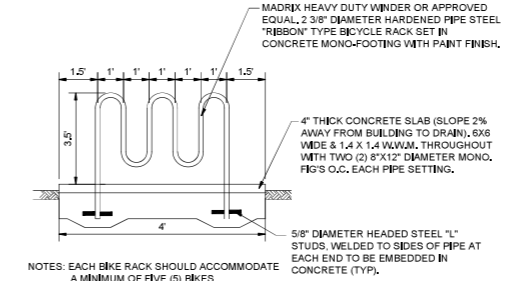
HANDICAPPED SPACE DETAIL
 N.T.S.



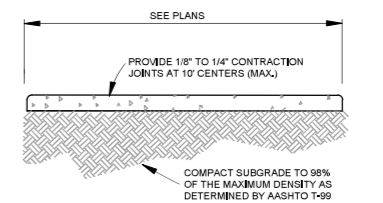
NOTES:
 1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
 4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
 5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "FINE" SIGN.
 6. REFER TO FDOT INDEX NO. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX NO. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.



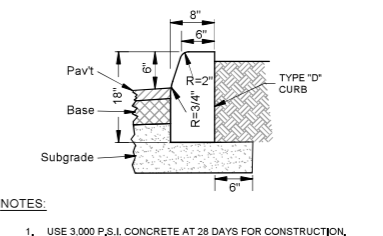
TYPICAL PAVEMENT SECTION
 N.T.S.



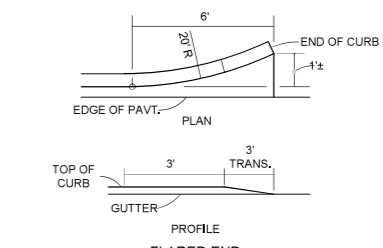
TYPICAL BIKE RACK DETAIL
 N.T.S.



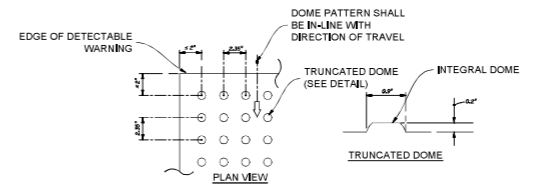
4" THICK SIDEWALK DETAIL
 N.T.S.



TYPE "D" CURB
 N.T.S.



CURB AND GUTTER ENDINGS
 N.T.S.



DETECTABLE WARNING
 NOTES:
 REFER TO FDOT INDEX 304 FOR FURTHER DETAILS CAST IN PLACE

EDC
 ENGINEERS & SURVEYORS
 ENVIRONMENTAL PLANNERS
 INTERIOR DESIGNERS

10250 VILLAGE PARKWAY
 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 6635
 L.B. CERTIFICATE OF AUTHORIZATION 8058

DESIGNED BY	CHECKED BY	DATE

REVISION COMMENTS	DATE

THE DISTRICT

SITE PLAN

FLORIDA

FORT PIERCE

EDC
 ENGINEERS & SURVEYORS
 ENVIRONMENTAL PLANNERS
 INTERIOR DESIGNERS

10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

24-158

2 OF 2

811
 It's fast.
 It's free.
 It's the law.
 Know what's below.
 Call before you dig.
 www.call811.com

This instrument prepared by:

Daniel W. Humbert
Daniel W. Humbert, P.A.
12 S.E. 7th Street
Suite 606
Ft. Lauderdale, FL 33301
(954) 533-8565

Parcel I.D. No: 2419-244-0035-000-6 and
2419-241-0001-000-0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 14th day of December, 2012, by PNC BANK, National Association, Successor to Harbor Federal Savings Bank, whose post office address is Two PNC Plaza, 19th Floor, 620 Liberty Avenue, Pittsburgh, Pennsylvania 15222, hereinafter called the Grantor, to CenterState Bank of Florida, N.A., a national banking association, whose post office address is 42745 US Highway 27, Davenport, Florida 33837.

, hereinafter called the Grantee:

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in **St. Lucie County**, Florida, viz:

SEE EXHIBIT "1" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: all restrictions, reservations, covenants, conditions and easements of record which shall not by this reference be re-imposed; and all governmental zoning regulations, resolutions, and ordinances; and taxes accruing subsequent to December 31, 2012.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

PNC Bank, National Association, is successor to Harbor Federal Savings Bank, as described on the Certificate attached hereto as **Exhibit "2."**



Environmental Assessment

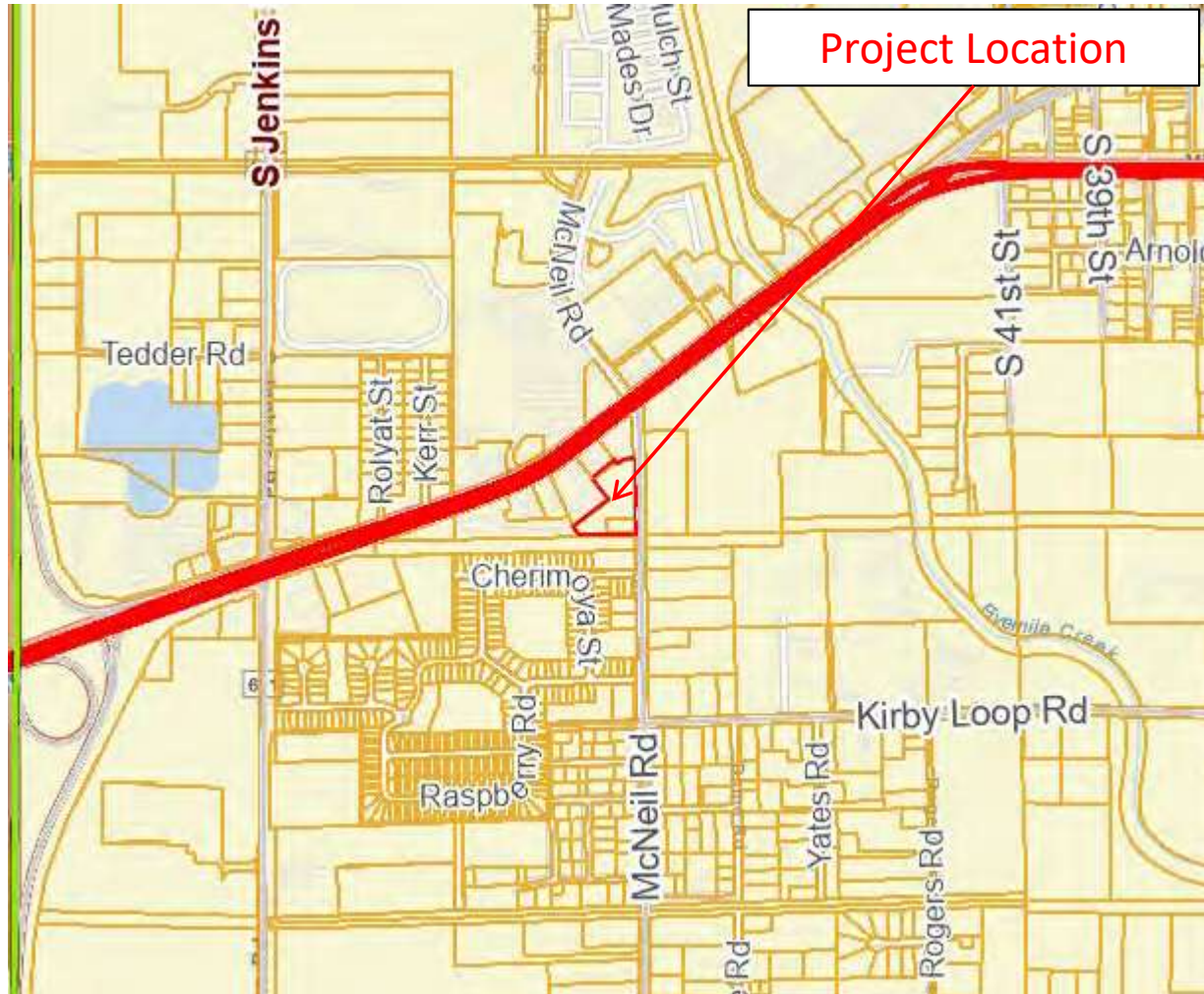
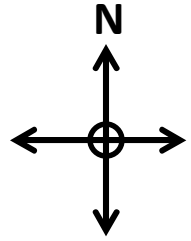
McNeil Road
City of Fort Pierce, FL

Location Map

Project: 23-380

Mason Investment Company

3/26/2024





Environmental Assessment

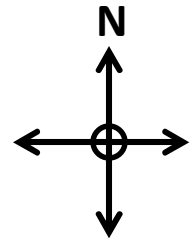
McNeil Road
City of Fort Pierce, FL

Property Appraiser Map

Project: 23-380

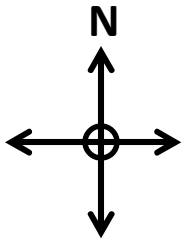
Mason Investment Company

3/26/2024





<h1>Environmental Assessment</h1>		
McNeil Road City of Fort Pierce, FL		
<h2>Soil Map</h2>		
Project: 23-380	Mason Investment Company	3/26/2024



St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	4.1	96.5%
48	Wabasso sand, 0 to 2 percent slopes	0.1	3.5%
Totals for Area of Interest		4.3	100.0%



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 ENVIRONMENTAL RESOURCE
 STANDARD PERMIT NO. 56-02366-P-02
 DATE ISSUED: July 22, 2013**

Form #0941
08/95

PERMITTEE: CENTERSTATE BANK
 855 21ST STREET
 VERO BEACH, FL 32960

PROJECT DESCRIPTION: Construction and operation of a surface water management system to serve a 1.2 acre project known as Centerstate Bank - Fort Pierce Branch.

PROJECT LOCATION: ST LUCIE COUNTY, SEC 19 TWP 35S RGE 40E

PERMIT DURATION: See Special Condition No:1. Pursuant to Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 130613-7, dated June 13, 2013. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 16 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 2 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 22nd day of July, 2013, in accordance with Section 120.60(3), Florida Statutes.

BY: Anita L. Bain
 Anita Bain
 Bureau Chief - Environmental Resource Permitting
 Martin / St Lucie Regulatory Office

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GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to

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GENERAL CONDITIONS

be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities

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GENERAL CONDITIONS

which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on July 22, 2018.
2. Operation of the master surface water management system and the secondary surface water management system specific to the site shall be the responsibility of the permittee.
3. Discharge Facilities: No New Discharge Facilities.
4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
8. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
9. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
10. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
11. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
12. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
13. Minimum building floor elevation: 17.5 feet NAVD 88.
14. Minimum parking lot elevation: 16.20 feet NAVD 88

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SPECIAL CONDITIONS

15. The exhibits and special conditions in this permit apply only to this application. They do not supersede or delete any requirements for other applications covered in Permit No. 56-02366-P unless otherwise specified herein.
16. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including [type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, construction dewatering if required, ownership documentation for eminent domain authority, coordination with other entities on adjacent construction projects, wetland/buffer protection methods, endangered species protection] with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Martin St. Lucie Regulatory Office at 863-462-5260 to schedule the pre-construction meeting.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

Please see the Location Map Exhibit 1.0. The site is located at the southwest intersection of State Road 70 (Okeechobee Road) and McNeil Road in the City of Ft. Pierce.

The project is part of a previously permitted storm water management system serving four parcels. Parcels 1 and 2 are developed as a Golden Corral restaurant and Hurricane Car Wash. Parcels 3 and 4 are currently undeveloped. The existing water management system consists of site grading, inlets, storm culverts and swales that direct runoff to a 0.51 acre dry detention pond located within Parcel 4. The detention pond discharges into the NSLRWCD Canal No. 38 via an existing control structure.

PROJECT BACKGROUND:

The original site (7.56 acres) was initially under single ownership (Fender). The site was divided into four parcels: Parcel 1 (Golden Corral - 2.58 acres) was retained by the original owner and developed; Parcel 2 (Hurricane Car Wash - 0.96 acre) was sold and developed; Parcels 3 and 4 (Harbor Federal - Parcel 3 (1.23 acres) and Parcel 4 (2.79 acres)) were sold and remain undeveloped except for the common surface water management system. Prior to the sale of the parcels, while under single ownership, a surface water management system was developed to serve the entire site. When the parcels were sold, the maintenance and use of the common surface water management system was described in recorded agreements. Both the Golden Corral and Hurricane Car Wash sites were developed under the assumption that each parcel complied with the requirements of the No Notice General Permit for Activities in Uplands (40E-400.315 FAC).

On February 23, 2006 the District authorized (Application 050627-1) the expansion of the Golden Corral building to the north and parking expansion to the south. The expansion of the Golden Coral does not appear to have been constructed. This permit has since expired.

CenterState Bank acquired the undeveloped parcel, which includes the pond, and is proposing construction of a branch office on a portion of the undeveloped parcel. The single family lot was not included in the design of the stormwater management system and is not included in this application.

PROPOSED PROJECT:

The applicant is proposing the construction of a 3,933 sf building and supporting infrastructure for a banking facility on the corner of SR-70 and McNeil Road in Fort Pierce. The existing master surface water management system was previously developed for the Golden Corral and revised to include the three other parcels. The master system serves the 7.56 acres that consists of the Golden Corral (2.58 acre Parcel 1), Car Wash (0.96 acre Parcel 2), and CenterState Bank (1.23 acres Parcel 3 and 2.79 acres Parcel 4). All four parcels drain into the dry detention system located in Parcel 4.

CenterState Bank will own and maintain the dry detention system located within Parcel 4 consistent with previous permit conditions for the owner of Parcel 4. Please see special conditions.

The project was originally designed using the NGVD 1929 vertical datum. This application uses the NAVD 1988 vertical datum. The convert from NAVD to NGVD in this area add approximately 1.5 ft. to the NAVD value.

LAND USE:

The previously permitted land use table represents existing construction. Total Project land use table

LAND USE:

includes the design assumptions for the entire 7.56 acres.

Construction Project:

	Previously Permitted	This Phase	Total Project	
Building Coverage	.22	.09	1.17	acres
Dry Detention Areas	.51		.51	acres
Impervious	1.66	.63	4.41	acres
Pervious	.48	.48	1.47	acres
Total:	2.87	1.20	7.56	

WATER QUANTITY :

Discharge Rate :

The proposed project is consistent with the land use and site grading assumptions from the design of the master surface water management system. Therefore, the surface water management system for this project has not been designed to limit discharge for the design event to a specified rate.

The existing water management system discharges to the NSLRWCD canal #38 through a previously permitted control structure. The system discharges through a 3" diameter orifice up to and including the 25-yr. 3-day design storm event.

No new or modified discharge facilities are proposed by this application.

Discharge Storm Frequency : 25 YEAR-3 DAY

Design Rainfall : 10.2 inches

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 12.9 inches

Parking Lot Design :

Parking Lot Storm Frequency : 10 YEAR-1 DAY

Design Rainfall : 6 inches

WATER QUALITY :

No adverse water quality impacts are anticipated as a result of the proposed project. The existing storm water management system was previously designed and permitted to provide water quality treatment equivalent to 2.5 inches times the percent imperviousness.

WETLANDS:

There are no wetlands or other surface waters located within or affected by the proposed project.

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:

Water Use Permit Status:

The applicant has indicated that potable water from Fort Pierce Utilities Authority will be used meet the projects irrigation requirements. The applicant has indicated that dewatering is not required for construction of this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Fort Pierce Utilities Authority.

Waste Water System/Supplier:

Fort Pierce Utilities Authority.

Right-Of-Way Permit Status:

A District Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

No information has been received that indicates the presence of archaeological or historical resources in the project area or indicating that the project will have any effect upon significant historic properties listed, or eligible for listing in the National Register of Historic Places.

This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

DEO/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

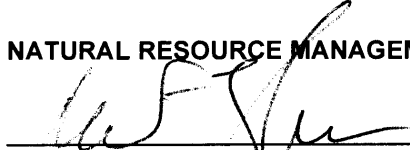
Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:



for Barbara J. Conmy

DATE: 7/17/13

SURFACE WATER MANAGEMENT:



Hugo A. Carter, P.E.

DATE: July 16, 2013

Scanned 07/22/2013 9:23 DR00

Table of Contents for Staff Report Exhibits

Center State Bank - Fort Pierce Branch

Application 130613-7

- 1 Location Map
- 2.0 Construction Plans (10 sheets)

Renderings of Signs

Renderings of Signs will be provided prior to Board Approval.

TRAFFIC IMPACT ANALYSIS

For

The District

Prepared By: Deanna Foriere, EI

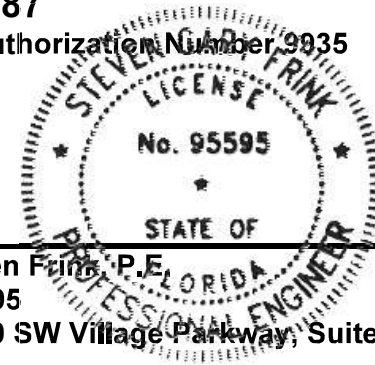
Engineering Design & Construction, Inc.

10250 SW Village Parkway, Suite 201

Port St. Lucie, FL 34987

Board of Professional Engineers Certificate of Authorization Number 9935

August 2024



Steven Frink, P.E. Date
#95595
10250 SW Village Parkway, Suite 201

This document has been digitally signed and sealed by Steven G. Frink, PE #95595, on August 15, 2024.

Printed copies of this document are not considered signed and sealed and the the signature must be verified on any electronic copy.

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Project Description	2
Existing Condition	2
Trip Generation:	3
Internal Capture	3
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Introduction:

Engineering Design & Construction has completed a traffic statement and impact analysis for the proposed Commercial Parcel, located on McNeil Rd a two-lane un-divided collector road, approximately 739 LF south of the intersection of Okeechobee Rd, a four-lane divided principle arterial road. See the attached Location Map in Appendix A.

The purpose of this study is to determine the proposed project's impact on the surrounding traffic and roadway level of service. This analysis follows the guidelines set forth in the Standard Traffic Impact Studies (TIS) Methodology and Procedures created by St. Lucie TPO, along with the City of Fort Pierce *code section 105-5(f)*.

Project Description

The project is located on 2 parcels 2419-241-0001-010-7 and 2419-244-0035-000-6 with a total area of 3.19 AC. The proposed project consists of a 2 flex space buildings one 9,500 SF and the second 8,500 S.F. With the buildings being proposed flex space the assumption of 20% office and 80% warehouse was assumed for building breakdown. Please see Appendix B for the proposed site plan. There is one proposed access point to this property on McNeil Rd which would allow left and right turn access into the site.

Existing Condition

McNeil Rd has a current posted speed of 30 mph and is a two-lane un-divided collector road. The intersection of Okeechobee Rd and McNeil does provide a median divided right turn lane to access McNeil Rd. All existing traffic was collected from the St. Lucie TPO Traffic Counts and Level of Service Report Fall(2023/2024).

Trip Generation:

To properly estimate the trip generation the Institute of Traffic Engineers' (ITE) Report, Trip Generation (11th edition) was used to produce Daily Average, A.M. Peak, and P.M. Peak. The proposed development is a combination of two uses, 14,400 S.F. – Warehouse (ITE Code: 150) and 3,600 S.F.-Office (ITE code:710)

THE DISTRICT - FLEX SPACE									
Institute of Transportation Engineers: Trip Generation, 11th Edition									
WEEKDAY: DAILY AVERAGE									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Warehouse	150	14400	S.F.	$T=1.58(X/1000)+38.29$	50%	50%	31	31	61
Office	710	3600	S.F.	$\ln(T)=0.87\ln(X)+3.05$	50%	50%	32	32	64
TOTAL:							63	63	125
WEEKDAY: A.M. PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Warehouse	150	14400	S.F.	$T=0.11(X/1000)+28.55$	65%	35%	19	11	30
Office	710	3600	S.F.	$\ln(T)=0.86\ln(X/1000)+1.16$	88%	12%	8	1	10
TOTAL:							27	12	40
WEEKDAY: P.M. PEAK HOUR TRIPS									
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Warehouse	150	14400	S.F.	$T=0.15(X/1000)+20.47$	24%	76%	5	17	23
Office	710	3600	S.F.	$\ln(T)=0.83\ln(X/1000)+1.29$	18%	82%	2	9	11
TOTAL:							7	26	33

Internal Capture

This project contains no internal capture

Pass-by Trip Capture

The pass-by trip capture rate is 0

Traffic Distribution

Traffic Distribution and assignment was determined using engineering judgement, trip lengths, surrounding uses and review of the roadway network. The general distribution can be seen below. A detailed distribution map is attached in Appendix C.

North =94%

South =6%

Turn Warrant

Driveway volumes were analyzed to determine if a turn lane was warranted for the driveway into the site. Since McNeil is 30mph and there are less than 80 turns into the driveway it can be concluded that a turn lane is not warranted. Please find the traffic distribution map to see driveway volumes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway¹⁰

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125 ¹
Over 45 mph	35 – 55 ²
<small>Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.</small>	
<small>Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.</small>	
<small>¹ The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).</small>	
<small>² The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).</small>	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

Conclusion

In conclusion the proposed development on the 3.19 AC commercial site located on McNeil Rd. will produce 125 daily trips with 40 AM Peak Hour Trips, and 33 PM Peak Hour Trips. Analysis of the distribution of trips, LOS analysis and access volumes is attached. The AM Peak Hr trips were utilized in those calculations for worst case scenario. EDC, believes this development will have no negative impacts on surrounding roads.

Appendix A – Location Map

Appendix B – Site Plan

Appendix C - Trip Distribution

Appendix D – LOS Analysis

Trip Distribution & Level of Service (AM Peak Hour)

ROW Segment	From	To	LOS Service Capacity	Year Data Collected	Peak Hr Service Capacity	Exist Peak Hr Peak Direction	Growth Rate *	5yr (2029) Future Peak Hour	Adopted LOS Currently Exceeded?	Peak Hr Project Volume	% project of LOS Capacity	Total Peak Hr Volume	Adopted LOS to be Exceeded
25th	Bell Ave	Edwards Rd	C	2024	2100	1261	2%	1387	NO	1	0%	1388	NO
25th	Okeechobee Rd	Georgia Ave	D	2024	1630	1133	2%	1246	NO	1	0%	1247	NO
25th	Georgia Ave	Delaware Ave	D	2024	1630	1133	2%	1246	NO	1	0%	1247	NO
Edwards Rd	McNeil Rd	Selvitz Rd	F	2024	700	742	2%	816	YES	1	0%	817	YES
Edwards Rd	Selvitz Rd	25th St	C	2024	880	711	2%	782	NO	1	0%	783	NO
Edwards Rd	25th	Sunrise Blvd	D	2024	1630	747	2%	822	NO	1	0%	823	NO
FL Turnpike	Port St Lucie Blvd	Okeechobee Rd	C	2023	7500	4400	2%	4928	NO	3	0%	4931	NO
I-95	Midway Rd	Okeechobee Rd	D	2018	5500	5004	2%	6105	YES	8	0%	6113	YES
I-95	Okeechobee Rd	Orange Ave	B	2020	7320	2804	2%	3309	NO	8	0%	3317	NO
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	C	2023	880	472	2%	529	NO	1	0%	530	NO
Kings Hwy	Crossroads Pkwy	Graham Rd	C	2023	700	472	2%	529	NO	1	0%	530	NO
Kings Hwy	Graham Rd	Picos Rd	C	2023	700	361	2%	404	NO	1	0%	405	NO
Kings Hwy	Picos Rd	Orange Ave	C	2023	880	361	2%	404	NO	1	0%	405	NO
McNeil Rd	Okeechobee Rd	Kirby Loop Rd	C	2023	790	345	2%	386	NO	26	3%	412	NO
McNeil Rd	Kirby Loop Rd	Edwards Rd	D	2023	540	345	2%	386	NO	2	0%	388	NO
Okeechobee Rd	McCarty Rd	FL Turnpike	B	2020	3240	401	2%	473	NO	1	0%	474	NO
Okeechobee Rd	FL Turnpike	Kings Hwy	C	2020	2100	401	2%	473	NO	4	0%	477	NO
Okeechobee Rd	Kings Hwy	Crossroads Pkwy	C	2020	4240	1058	2%	1248	NO	6	0%	1254	NO
Okeechobee Rd	Crossroads Pkwy	I-95	C	2020	4240	1282	2%	1513	NO	6	0%	1519	NO
Okeechobee Rd	I-95	Jenkins Rd	C	2020	4240	2082	2%	2457	NO	20	0%	2477	NO
Okeechobee Rd	Jenkins Rd	McNeil Rd	C	2020	4040	2082	2%	2457	NO	6	0%	2463	NO
Okeechobee Rd	McNeil Rd	Virginia Ave	C	2020	3170	1550	2%	1829	NO	3	0%	1832	NO
Okeechobee Rd	Virginia Ave	Hartman Rd	C	2023	2100	681	2%	763	NO	3	0%	766	NO
Okeechobee Rd	Hartman Rd	35th St	C	2023	1630	681	2%	763	NO	3	0%	766	NO
Okeechobee Rd	35th St	33rd St	D	2023	1630	813	2%	911	NO	3	0%	914	NO
Okeechobee Rd	33rd	25th St	D	2023	1630	813	2%	911	NO	2	0%	913	NO
Selvitz Rd	Glades Cut-Off Rd	Edwards Rd	D	2024	790	765	2%	842	YES	1	0%	843	YES
Virginia Ave	35th St	25th St	C	2020	3020	1125	2%	1328	NO	3	0%	1331	NO
Virginia Ave	Okeechobee Rd	Hartman Rd	C	2020	3020	1116	2%	1317	NO	3	0%	1320	NO
Virginia Ave	35th St	Hartman Rd	C	2020	3020	1116	2%	1317	NO	3	0%	1320	NO

*Growth rate was collected through St Lucie TPO traffic system. A minimum of 2% is used

Trip Distribution & Level of Service (PM Peak Hour)

ROW Segment	From	To	LOS Service Capacity	Year Data Collected	Peak Hr Service Capacity	Exist Peak Hr Peak Direction	Growth Rate *	5yr (2029) Future Peak Hour	Adopted LOS Currently Exceeded?	Peak Hr Project Volume	% project of LOS Capacity	Total Peak Hr Volume	Adopted LOS to be Exceeded
25th	Bell Ave	Edwards Rd	C	2024	2100	1295	2%	1425	NO	1	0%	1426	NO
25th	Okeechobee Rd	Georgia Ave	D	2024	1630	1105	2%	1216	NO	1	0%	1217	NO
25th	Georgia Ave	Delaware Ave	D	2024	1630	1105	2%	1216	NO	1	0%	1217	NO
Edwards Rd	McNeil Rd	Selvitz Rd	F	2024	700	718	2%	790	YES	1	0%	791	YES
Edwards Rd	Selvitz Rd	25th St	C	2024	880	702	2%	772	NO	1	0%	773	NO
Edwards Rd	25th	Sunrise Blvd	D	2024	1630	747	2%	822	NO	1	0%	823	NO
FL Turnpike	Port St Lucie Blvd	Okeechobee Rd	C	2023	7500	4400	2%	4840	NO	2	0%	4842	NO
I-95	Midway Rd	Okeechobee Rd	D	2018	5500	4063	2%	4469	NO	7	0%	4476	NO
I-95	Okeechobee Rd	Orange Ave	B	2020	7320	2804	2%	3084	NO	7	0%	3091	NO
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	C	2023	880	371	2%	408	NO	1	0%	409	NO
Kings Hwy	Crossroads Pkwy	Graham Rd	C	2023	700	371	2%	408	NO	1	0%	409	NO
Kings Hwy	Graham Rd	Picos Rd	C	2023	700	324	2%	356	NO	1	0%	357	NO
Kings Hwy	Picos Rd	Orange Ave	C	2023	880	324	2%	356	NO	1	0%	357	NO
McNeil Rd	Okeechobee Rd	Kirby Loop Rd	C	2023	790	345	2%	380	NO	25	3%	405	NO
McNeil Rd	Kirby Loop Rd	Edwards Rd	D	2023	540	345	2%	380	NO	1	0%	381	NO
Okeechobee Rd	McCarty Rd	FL Turnpike	B	2020	3240	401	2%	441	NO	1	0%	442	NO
Okeechobee Rd	FL Turnpike	Kings Hwy	C	2020	2100	401	2%	441	NO	3	0%	444	NO
Okeechobee Rd	Kings Hwy	Crossroads Pkwy	C	2020	4240	1058	2%	1164	NO	5	0%	1169	NO
Okeechobee Rd	Crossroads Pkwy	I-95	C	2020	4240	1282	2%	1410	NO	5	0%	1415	NO
Okeechobee Rd	I-95	Jenkins Rd	C	2020	4240	2082	2%	2290	NO	19	0%	2309	NO
Okeechobee Rd	Jenkins Rd	McNeil Rd	C	2020	4040	2082	2%	2290	NO	5	0%	2295	NO
Okeechobee Rd	McNeil Rd	Virginia Ave	C	2020	3170	1550	2%	1705	NO	2	0%	1707	NO
Okeechobee Rd	Virginia Ave	Hartman Rd	C	2023	2100	681	2%	749	NO	2	0%	751	NO
Okeechobee Rd	Hartman Rd	35th St	C	2023	1630	681	2%	749	NO	2	0%	751	NO
Okeechobee Rd	35th St	33rd St	D	2023	1630	813	2%	894	NO	2	0%	896	NO
Okeechobee Rd	33rd	25th St	D	2023	1630	813	2%	894	NO	1	0%	895	NO
Selvitz Rd	Glades Cut-Off Rd	Edwards Rd	D	2024	790	765	2%	842	YES	1	0%	843	YES
Virginia Ave	35th St	25th St	C	2020	3020	1125	2%	1238	NO	2	0%	1240	NO
Virginia Ave	Okeechobee Rd	Hartman Rd	C	2020	3020	1116	2%	1228	NO	2	0%	1230	NO
Virginia Ave	35th St	Hartman Rd	C	2020	3020	1116	2%	1228	NO	2	0%	1230	NO

*Growth rate was collected through St Lucie TPO traffic system. A minimum of 2% is used

Appendix E – Supporting Documents

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed, and delivered in our presence:

PNC BANK, National Association, Successor to Harbor Federal Savings Bank

Danielle Byford

Printed Name: Danielle Byford

Amy Hohman-Vajda

Printed Name: Amy Hohman-Vajda

By: [Signature]
Daha Bodnar, Assistant Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me this 11th day of December, 2012, by Dana Bodnar as Assistant Vice President, of **PNC BANK, National Association, Successor to Harbor Federal Savings Bank**, who is authorized to sign the foregoing pursuant to the Authorizing Resolution attached hereto as **Exhibit "3,"** and who is:

personally known to me, or
___ who has produced _____ as identification

and who ___ did/ did not take an oath.

[Notary Seal]

[Signature]
Notary Public, Commonwealth of Pennsylvania
Printed Name: HELEN KUNDMAN

My Commission Expires May 3rd 2016

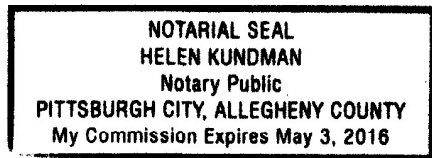


EXHIBIT 1 – LEGAL DESCRIPTION

Page 1 of 3

PARCEL 1:

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East lying South of State Road 70 (Okeechobee Road), described as follows:

Beginning at the intersection of the West right-of-way line of McNeil Road and the South right-of-way line of State Road 70 (Okeechobee Road), run thence Southwesterly along the said South right-of-way line of State Road 70 a distance of 742.69 feet; thence run Southeasterly to a point on the South line of the Northwest 1/4 of said Section 19 which is 410.99 feet West of the West right-of-way line of McNeil Road; thence run East along said quarter section line to the West right-of-way line of McNeil Road; thence run North along said West right-of-way line of McNeil Road to the Point of Beginning. The South 20.00 feet of the foregoing described land is subject to a non-exclusive perpetual easement of ingress and egress. The said 20.00 feet being measured at right angles and parallel to said one-quarter section line.

Less and except the 100 foot x 200 foot parcel of land as described in Official Records Book 251, Page 1065.

Also less and except that part of Lot 9, Model Land Company Subdivision of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East, as per plat thereof, recorded in Plat Book 3, Page 63 of the Public Records of St. Lucie County, Florida. Being more particularly described in Official Records Book 691, Page 1174.

Also less and except

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East lying South of State Road 70 (Okeechobee Road), described as follows:

Commence at the intersection of the West right-of-way line of McNeil Road (66 foot right-of-way) and the South right-of-way line of State Road 70 (Okeechobee Road, 120 foot right-of-way), thence South 52°29'53" West along the said South right-of-way line of State Road 70 a distance of 326.24 feet to the Point of Beginning of the parcel herein described; thence South 37°30'07" East for 212.00 feet; thence South 52°29'53" West for 200.00 feet; thence North 37°30'07" West for 212.00 feet (to the South right-of-way line of said State Road 70, 120 foot right-of-way); thence North 52°29'53" East (along said right-of-way line) for 200.00 feet to the Point of Beginning.

EXHIBIT 1 – LEGAL DESCRIPTION

Page 2 of 3

Also less and except

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East lying South of State Road 70 (Okeechobee Road), described as follows:

Commencing at the intersection of the West right-of-way line of McNeil Road (66 ft. right-of-way) and the South right-of-way line of State Road 70 (Okeechobee Road, 120 foot right-of-way); thence South 52°29'53" West along the said South right-of-way line of State Road 70 a distance of 526.24 feet to the Point of Beginning of the parcel herein described; thence continue South 52°29'53" West for 20.99 feet to the point of curve concave Northwesterly and having a radius of 1970.08 feet; thence Southwesterly along the arc of said curve through a central angle of 5°41'38" for an arc distance of 195.78 feet to the Northwest corner of the lands as described in Official Records Book 251, Page 1065; thence South 24°27'36" East along the Westerly line of said lands, for 414.92 feet; thence North 52°29'53" East for 310.08 feet; thence North 37°30'07" West for 394.50 feet to the Point of Beginning.

Parcel Identification Number: 2419-241-0001-000/0

EXHIBIT 1 – LEGAL DESCRIPTION

Page 3 of 3

PARCEL 2:

A parcel described as beginning at the point of intersection of the North line of the below described non exclusive perpetual easement and the West right-of-way line of McNeil Road, run North along West right-of-way line of McNeil Road 100 feet; thence run West, parallel with the South one-quarter section line of said Section 19 a distance of 200 feet; thence run South a distance of 100 feet to a point on the North line of said perpetual easement; thence run East 200 feet to Point of Beginning.

Non-exclusive perpetual easement being the South 20 feet, the said 20 feet being measured at right angles and parallel to the one-quarter section line, of the following described property:

Beginning at the intersection of the West right-of-way line of McNeil Road and the South right-of-way line of State Road 70 (Okeechobee Road), run thence Southwesterly along the said South right-of-way line of State Road 70 a distance of 742.69 feet; thence run Southeasterly to a point on the South line of the Northwest 1/4 of said Section 19 which is 410.99 feet West of the West right-of-way line of McNeil Road; thence run East along said quarter-section line to the West right-of-way-line of McNeil Road; thence run North along said West right-of-way line of McNeil Road to the point of beginning.

All of the above described lands lying and being in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel Identification Number: 2419-244-0035-000/6

EXHIBIT 2 – CERTIFICATE WITH BANK MERGER HISTORY
(2 pages attached)



CERTIFICATE

The undersigned, Janet L. Deringer, Assistant Secretary of PNC Bank, National Association, does hereby certify as follows:

1. Effective March 17, 2007, Harbor Federal Savings Bank merged with and into National City Bank.
2. National City Bank was a wholly owned subsidiary of National City Corporation.
3. Effective December 31, 2008, National City Corporation merged with and into The PNC Financial Services Group, Inc. and National City Bank became a wholly owned subsidiary of The PNC Financial Services Group, Inc.
4. Effective as of November 6, 2009, National City Bank and pursuant to approval granted by the United States Office of the Comptroller of the Currency (as evidenced by the official certification dated November 6, 2009 attached hereto as Exhibit "A"), was merged with and into PNC Bank, National Association.
5. PNC Bank, National Association is a duly organized and existing national banking association (Charter Number 1316) and wholly owned subsidiary of PNC Bancorp, Inc. (a wholly owned subsidiary of The PNC Financial Services Group, Inc.), having its main office located at 222 Delaware Avenue, Wilmington, Delaware 19801 and using federal Employer Identification Number 22-1146430.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of this Association this 19th day of July, 2012.



Janet L. Deringer
Janet L. Deringer

Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue Pittsburgh Pennsylvania 15222-2707

M:\Pittsburgh\CF\CERTIFCETS BY ENTITY\NATIONAL CITY\HARBOR FEDERAL SAVINGS BANK.doc

EXHIBIT A



Comptroller of the Currency
Administrator of National Banks

Northeastern District Office
340 Madison Avenue, 5th Floor
New York, New York 10173-0002

Licensing Division
Telephone: (212)790-4055
Fax: (301) 333-7015

November 6, 2009

James S. Keller
Chief Regulatory Counsel
The PNC Financial Services Group, Inc.
249 Fifth Avenue
One PNC Plaza, 21st Floor
Pittsburgh, Pennsylvania 15222-2707

Re: Application to merge National City Bank, Cleveland, Ohio, with and into PNC Bank,
National Association, Wilmington, Delaware under the charter and title of the latter.
Control No: 2009 NE 02 0017 Charter No: 1316

Dear Mr. Keller:

This letter is the official certification of the Comptroller of the Currency to merge National City Bank, Cleveland, Ohio ("NCB"), with and into PNC Bank, National Association, Wilmington, Delaware ("PNC Bank"), effective as of close of business on November 6, 2009. The resulting bank's title is PNC Bank, National Association, charter number 1316.

This is also the official authorization given to PNC Bank, the resulting bank, to operate branches of NCB as branches of the resulting bank. Branches of a national bank target are automatically carried over to the resulting bank and retain their current OCC branch numbers.

We understand that upon consummation, the capital surplus of PNC Bank will increase. Within 30 days following consummation, please provide this office with the exact dollar amount of the capital change so that we may issue our letter certifying the capital increase.

If the combination does not occur as represented in your letter of October 26, 2009, this certification must be returned to the OCC. Following consummation of the merger, please return the charter certificate for NCB so that we may properly close our files for this bank.

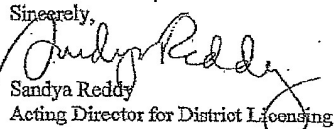
Sincerely,

Sandya Reddy
Acting Director for District Licensing

EXHIBIT 3



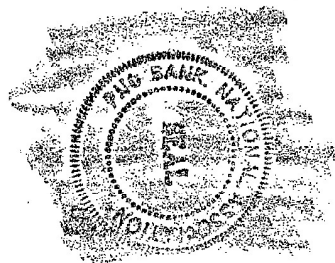
CERTIFICATE

The undersigned, Ruby Altizer, Assistant Secretary of PNC Bank, National Association, does hereby certify that the following is a true and correct copy of a Resolution adopted by the Board of Directors of PNC Bank, National Association, as amended and restated on May 17, 2012 and that said Resolution is in full force and effect:

RESOLVED, that Dana Bodnar, Dennis W. Hartman, Kathleen A. Taylor, Gary J. Saulson, Mario T. Spudic, Kevin J. Wade, Francis R. Walters, and Courtney Yanov be and each of them is hereby expressly authorized and empowered in the name and on behalf of The PNC Financial Services Group, Inc. (the "Corporation") to purchase, sell or lease, or to guarantee a purchase, sale, or lease, for such price or prices, or rents, and upon such terms and conditions as he or she may deem advisable, such Corporation and other properties, including but not limited to those properties occupied by the Corporation in the transaction of its business, as he or she may hereinafter identify, including any buildings located thereon, and for and on behalf of the Corporation and as its corporate act and deed, to negotiate, execute and deliver any deeds, leases, or conveyances of such real estate, and guarantees of any purchase, sale, or lease together with such agreements, contracts, powers of attorney or other instruments which may be necessary in connection with such purchase, sale, lease or guarantee, and to affix the corporate seal of the Corporation to any and all such instruments and to acknowledge the same before any person having authority to take such acknowledgments on such instruments, with the intent that they may be duly recorded.

The undersigned further certifies that Dana Bodnar is a duly appointed Assistant Vice President of PNC Bank, National Association.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 4th day of October, 2012.



Ruby Altizer
Ruby Altizer

Mason Development & Construction, LLC
880 Jupiter Park Drive, Suite 10
Jupiter, FL 33458

AGENT CONSENT FORM

Project Name: Mason Flex Space

Parcel ID: 2419-241-0001-010-7 & 2419-244-0035-000-6

BEFORE ME THIS DAY PERSONALLY APPEARED Craig Mason, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 24th day of July, 2024 by Craig Mason (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

[Signature]
Notary Signature

Megan McTyre
Printed Name of Notary

(Notary Seal)



My commission expires

[Signature]
Owner's Signature

Craig R. Mason
Owner's Name

880 Jupiter Park Dr. #10
Street Address

Jupiter, FL 33458
City, State, Zip

cmason@masondc.com
Telephone / Email

561 623 8801

Centerstate Bank of Florida NA
1101 1st St South
Winter Haven, FL 33880

AGENT CONSENT FORM

Project Name: Mason Flex Space

Parcel ID: 2419-241-0001-010-7 & 2419-244-0035-000-6

BEFORE ME THIS DAY PERSONALLY APPEARED MARK Hill, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

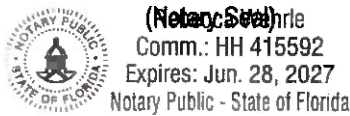
The foregoing instrument was acknowledged before me this 10 day of June, 2021 by MARK Hill (Name of Person Acknowledging) who is personally known to me or who has produced FDL (type of identification) as identification and who did (did not) take an oath.

Rebecca Wehler
Notary Signature

Mark Hill
Owner's Signature

Rebecca Wehler
Printed Name of Notary

MARK Hill
Owner's Name



1101 1st Street, South
Street Address

Winter Haven FL 33880
City, State, Zip

6/28/27
My commission expires

863-298-3664 / mhill@centerstatebank.com
Telephone / Email



July 30, 2024

Craig Mason
Mason Development and Construction
880 Jupiter Park Drive, Ste 10
Jupiter, FL 33458

VIA Email: cmason@masondc.com

Reference: **Tree Report**
2591 McNeil Road – 3.37ac.
Parcel IDs # 2419-241-0001-010-7, 2419-244-0035-000-6
St. Lucie County, Florida

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance

I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That EDC, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.

Signature: 

Date: 07/30/2024

REPORT

I. Introduction

This Report is written for Craig Mason of Mason Development and Construction. It is based on information obtained from the site visit(s), to provide and assign values to the trees located on the subject property. This subject property is currently vacant. Site visits to review the trees were performed on July 30, 2024.

II. Property Involved

The subject property evaluated as part of this Tree Report consists of two (2) tax parcels, Parcel #2419-241-0001-010-7, and 2419-244-0035-000-6 totaling 3.37ac. The subject property is located south of Okeechobee Road, just west of McNeil Road, in Fort Pierce, Florida. The subject property is further located within Section 19, Township 35 South and Range 40 East.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions. This appraisal is based on value of subject as per ISA "Rule 14-40.030, Florida Administrative Code". See Appendix A for full tree data.

IV. Limiting Conditions

This "Arboriculture Report" includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.
2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

V. Discussion

There is a total of twenty-seven (27) native trees on the subject parcel that meet City of Fort Pierce requirements for mitigation. The break-down by species is as follows:

Cabbage Palms:	12		
Oak spp.:	14	Slash Pines:	1

VI. Conclusions and Recommendations

Values are calculated for trees 14" D.B.H and greater as per City of Fort Pierce code.

Formula(s) used:

Trees

(Total D.B.H. Inches) x (\$250) = Mitigation Costs - Tree Removal

Palms

(Total # of Palms) x (\$250) = Mitigation Costs - Palms

Trees = (468.8in.) x x \$250 = \$117,200.00

Palms = (12) x \$250 = \$3,000.00

Max. Mitigation Cost = \$120,200.00 fee

The calculated fee of \$120,200.00 is the ****maximum**** amount of tree mitigation fee that is possible – if every tree on the subject parcel was to be cleared.

Alternatively, the site planner can use the information in this report to avoid impacts to high-value trees, and preserve other trees in order to reduce mitigation costs to zero.

For reference, a 15" tree costs \$3,750 to mitigate if fully removed.

Please see attached Tree Location Map and Tree Table in **Appendix A**.

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.

Appendix A

Tree Location Map & Table

